LIVING SOUTH

October 09 | Issue 192
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STRIDING out

Peckham fashion house Gisella hits the catwalk

Frankenstein's MONSTER

Remembering Boris Karloff, the original fearsome figure

Fright NIGHT

Discover London's ghouls and ghosts this Halloween

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JELF ROAD, SW2 £450,000 FREEHOLD

A light and spacious 3 double bedroom Victorian house between the quiet suburban village of Herne Hill and the urban hub of Brixton with their choice of specialist shops and restaurants. The property boasts a south facing garden and is conveniently located near to the lovely Brockwell Park and lido.

JELF ROAD, SW2 £460,000 FREEHOLD

An elegant 3 double bedroom Victorian house that boasts an open plan ground floor where the living room, dining room and garden are seamlessly intertwined. The lovely Brockwell Park and lido are close by and there is an excellent choice of specialist shops and restaurants to be found in Herne Hill and Brixton.

MOORLAND ROAD, SW9 £285,000 LEASEHOLD

This 2 bedroom ground floor flat enjoys over 900 square foot of living space including an 18 foot bedroom that overlooks the garden. The house is set well back from a quiet residential road and by the entrance to Loughborough Park. Moorland Road is situated close to Brixton Tube and Loughborough Junction stations.

BRIXTON WATER LANE, SW2 £280,000 S of FREEHOLD

This property is unique, with rooms leading onto and forming two sides of a secluded and charming Court Yard garden. Imaginatively decorated throughout this would be an ideal first time buy. The property is located by the entrance to Brockwell Park and is only a short walk to both Herne Hill station and Brixton tube.

BICKNELL ROAD, SE5 £425,000 FREEHOLD

A light and airy 3 bedroom Victorian house with 2 receptions and large eat in kitchen that opens on to a pretty south facing garden. The property is located in a quiet enclave known as Ruskin Village by Ruskin Park and is only a short walk to Denmark Hill station or Loughborough Junction Thameslink Station.

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www.livingsouth.co.uk
Unit F3 Battersea Studios
80 Silverthorne Road SW8 3HE
020 7978 3499

Editorial

Editor Victoria Purcell
Contributors Vicky Smith

Sales

Senior Advertising Manager Heather Jones-Hughes
Senior Sales Executive Lynsey Saker
Sales Executive Alison Martin
Classified Executive Amy Braid

Design & Production

Production Manager Gordon Wallis
Copy Controller Christine Mann
Editorial Design Zeenat Niazi
Designers Helen Lavrenchuk, Deepti Khanna, Abdul Nabi Qani

Archant Life

Group Editor Mark Kebble
Commercial Manager South Grant Elgin
Head of Property Alexandra Hunter
Group Production Manager Lesa Melbourne
Regional Managing Director Jeremy Moreton
PA to Regional Managing Director Hayley Allocca
Finance Director Ian Fish
Managing Director Johnny Hustler

Print & Distribution

Printing Headley Brothers **Distribution** Regal

Enquiries

Customers Services
londoncustomerservices@archant.co.uk
Subscriptions 020 7605 2204
Advertising 020 7978 3464
Editorial 020 7978 3486
Switchboard 020 7978 3499
Facsimile 020 7978 3498
Email firstname.lastname@archant.co.uk

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Contents

Features

6 **Journey to the dark side**
Take a spin around London on The Ghost Bus Tour

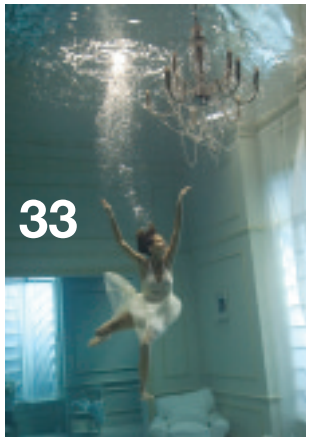
14 **Style queen**
Peckham-based fashion house Gisella takes London Fashion Week by storm

45 **Scary movie**
Remembering Boris Karloff, the original Frankenstein's Monster

Regulars

10 *Jenny Eclair*
13 *Shopping*
19 *Health & beauty*
23 *Local life*
27 *Food and drink*
31 *Helen Lederer*
33 *What's on*
34 *Kids*
39 *Interiors*
55 *Directory*
61 *Property*

34


33

19

14

45

Web exclusives

- ***History:*** *Read about black-magic novelist Dennis Wheatley's Brixton days online, illustrated by cartoonist Felix Bennett.*
- ***Health:*** *Read the first instalment of our new monthly health and fitness blog, written by personal trainer Warren Williams.*
- ***Food and drink:*** *Make a traditional Diwali sweet of lemon and cardamom rice pudding and whip up a Boho Bar speciality cocktail, the Boho Chic. Find both recipes online. Also, breakfast at Joanna's reviewed.*
- ***Competition:*** *Win an activity holiday for the kids! Enter online or see page 36.*

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FROM THE EDITOR

www.shotbythesheriff.com

Victoria Purcell

victoria.purcell@archant.co.uk

Halloween. It's an easy one to miss. Unless you're in a family way, with the little 'uns hankering after witches, goblins and sweets galore, then you're probably not going to go out of your way to celebrate All Hallows Eve. So we've made it easy for you with a bunch of spooktacular features to capture the dark side of your imagination.

To start, take in our cover – an eerie, autumnal scene shot in Nunhead Cemetery, one of the great Victorian Cemeteries of London. It's well looked after by the Friends of Nunhead Cemetery, who lead tours of the beautiful grounds on the last Sunday of each month (starting from the Linden Grove gates at 2.15pm).

Next, embrace your inner tourist with a Ghost Bus Tours tour around London's shadowy streets. Rather than "on your left you'll see the London Eye", you'll be fed tales of the capital's ghouls and ghosts as creepy characters do their best to scare you silly.

Then take in a little history – did you know that Boris Karloff, the actor who played Frankenstein's Monster in the legendary 1930's film *Frankenstein*, was born in East Dulwich? Hire out the film and you've ticked the Halloween, local history and movie classics boxes all in one fell swoop!

But I think the most intriguing way to spend 31 October in the locale has to be the Rollapaluza Cyclo Cross at Herne Hill Velodrome. Arrive ready to race or just rock up fashioned as a pumpkin ready to bob for apples.

Find all this and more in this month's issue. Happy Halloween!

Victoria

THIS MONTH'S COVER...

A peaceful scene at Nunhead Cemetery, captured by Eric Richardson (www.photograph-er.co.uk)

Launched in 1992, *Living South* is distributed free to selected households and businesses in Anerley, Brixton, Brockley, Camberwell, Crystal Palace, Dulwich (East, West and Village), Forest Hill, Herne Hill, New Cross, Norwood, Peckham, Penge, Sydenham and Tulse Hill. Visit us online at www.livingsouth.co.uk. For subscriptions, call Hayley Allocca on 020 7605 2204.

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DEAD AHEAD

Innovative local actor – and bus conductor – Ben Whitehead helps **SHANNON DENNY** see London in a spooky new light

Ben Whitehead is obsessed with bringing the dead back to life. Refusing to let one of London's most recognisable and now dearly departed icons go quietly to its grave, he resurrected a Routemaster to convey cargos of passengers around the city's shadowy streets. Three nights a week, the creepy conductor reveals the horrific tales hidden away in the dark corners of the capital's history.

It's all part of Ben's macabre brainchild, Ghost Bus Tours, which is easily the most thrilling and chilling way to learn about London. "What we've got is a piece of theatre combined with a sightseeing tour," he explains when I catch up with him in the cold light of day. When he's not scaring people silly, he lives in Southwark and is a voiceover actor. (He's played the voice of Wallace, the benign owner of Gromit.)

Tourism and south London have themselves played roles in Ben's career since the start. "My first job out of university was in the Museum of the Moving Image on the Southbank – lovely old place, closed down now. That was a fantastic little job; you're in character telling people about either Russian cinema or Hollywood of the 1930s. It was great fun, and that kind of got me working in London as almost like a guide." From there he started guiding bus tours, and went on to record an audio tour of London that's still in circulation today.

> "You had to be a torturer one minute, a plague doctor the next, a judge..."

Ben then made his way to another essential stop on the south London tourist circuit, the London Dungeon, which satisfied his predilection for the unpleasant. "You had to be a torturer one minute, a plague doctor the next, a judge, someone in the Great Fire of London. The best part was Jack the Ripper," he affirms.

"You learn a lot, you're given audience after audience to work with very quickly, but it did give you a chance to try loads of things out. You could experiment a lot and find what unsettles people."

Which, of course, sits quite nicely with his new job as the scariest ticket-taker in all of London's transport system. From its own designated bus stop just off Trafalgar Square, the Ghost Bus follows a route that uncovers the sinister secrets behind familiar buildings and landmarks. Haunted palaces, execution sites and unmarked burial grounds appear on the ghastly itinerary which starts in Lambeth before taking in the City to Tower Bridge, London Bridge, Southwark and ending in Waterloo. "I think I've got to thank my mum for my interest in the dark and sinister," he laughs. "My mum was always one to point out, 'Ooh, they burnt a witch there, or that's where this ghost threw something out the window' or whatever."

If this were a traditional tour, guests would get facts and sights, with maybe a bit of banter thrown in. But as this is a sort of mobile theatre, get ready for an elaborate plot and setting with a full cast. The story Ben has created is this: the Necropolis Bus Company began in the 19th century as a private funeral bus service. These 'carcass coaches' conveyed the deceased, pall bearers and up to 50 mourners to the final resting place. Each bus had an onboard conductor and a special siren or 'mourning whistle' to warn pedestrians of the bus's approach.

The Ghost Bus – which Ben bought on Ebay – is painted midnight black, and the seating has been overhauled in railway style so that 'mourners' can console each other.

While he can lead you on a tour all around London – scattering tales of corpses and apparitions in his wake – Ben's own preferred haunts are all within a mile of his home. When it comes to pubs, clubs and restaurants, he appreciates places that offer an element of drama. Favourites include The Gladstone on Lant Street for live bands, kitsch South London Pacific in Kennington, and Meson Don Felipe on The Cut with its live flamenco music. "The other thing living round here is you do get a chance to go to the theatre quite a lot. The Union Theatre, the Pacific Playhouse, the Southwark Playhouse – we've got a really good choice of venues."

While he's happy to be in the audience of these local theatres, the 'haunted' Routemaster is this actor's favoured stage for now. "Scaring people on a double-decker bus around London – I know that when I'm an old man and I look back I'll think that was time well spent."

www.theghostbustours.com

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On the big screen

NOW I PROMISED never to mention The Old Fool's sinuses ever again, but I know that after last month's bulletin you will be on the edge of your seats!

Well, since the great nasal-passage clear up in Croatia – which we put down to fresh air and lots of pine and eucalyptus trees – we've had a tincture of drops made up by a neighbour who does aromatherapy at Neal's Yard Remedies. And guess what? The man is breathing through both nostrils and, for a fiver, our bedroom smells like a glorious Croatian forest – hoorah!

Back to me… I've been spending a lot of time in a rehearsal room (for *Grumpy Old Women Live 2 – Chin Up Britain: The Grumpies Fight Back*) in Clapham. Regardless of the fact the rehearsal space smells of raw sewage (might have to get the neighbour to mix up an anti-poo tincture), there are bits of SW4 that we need to nick for our neck of the woods, namely a cinema. The Ritzy is all well and good, but it's too far to the left (geographically speaking) for my liking.

> "There are bits of SW4 that we need to nick for our neck of the woods, namely a cinema"

We south easterners need a nice art house cinema with a bar that also serves good coffee, and maybe some fancy snacks. We need somewhere to stroke our beards (yes, I have got one), whilst discussing the pros and cons of the latest Coen Brothers.

We haven't had a cinema for donkey's years – not since the jeans warehouse Dicky Dirts ("Dicky Dirts for jeans and shirts") took over the old Odeon on Coldharbour Lane back in the 80's, remember? God I'm turning into one of those old women that you don't want to sit next to on the bus! And buses – that's another thing about working in Clapham – I can never decide the best way to get there. I can take my pick from any number of scenic bus routes, or I could catch the train from Denmark Hill, or the tube from the Oval, or borrow a bike. Sometimes I find myself dithering so much that I get confused, make myself late and end up getting a cab! ●

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editor's CHOICE

Knit picking

Designer Jo Gordon has launched her 2009 winter woollies collection to keep you toasty warm when out and about. Handmade in Scotland using local yarns, her collection of knitted hats, scarves, gloves and mittens give a modern to traditional Scottish knitwear. Lambswool stripe pocket scarf, £132. Lambswool fingerless gloves £54.

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Wish LIST

Flowers, lace, jewels and lambswool. Be cosy and glamorous this autumn

Blooming lovely

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Be bold

Add some pizzazz to that little black dress with this striking necklace by Brixton-based jeweller Karen Morrison. Part of the new Fuchsia Daze collection, this chunky statement piece comprises onyx, fuchsia-dyed quartz, garnet, Swarovski pearl and mother of pearl. Prices from £48 to £220.

View the collection and shop online at www.karenmorrisonjewellery.co.uk

SOUTHERN *style*

Sharp shapes and glamorous gowns by Peckham design house Gisella are starting to turn heads all over the capital. **LIVING SOUTH** takes a look

Picture the scene: you've spent the last five hours preening, pampering and fashioning an elaborate updo of epic proportions. You make your entrance, head held high, and immediately spot somebody else wearing the same dress. Thankfully, such scenarios can easily be avoided by seeking your sartorial inspirations closer to home. Based in Peckham, design house Gisella Boutique has been combining eclectic styling with high-couture classic distinction since 1991. Every piece is personally handmade to order, so you can be sure you're wearing a one-off.

Founded by Gisella-B and her design-partner and daughter Jan Asante, Gisella couture collections draw inspiration from a diverse array of cultural influences along with London's sharp styling sensibility. Having earned media spotlights on MTV Europe and CNN International, features in *Time Out London* and collaborations with The BBC and London Design Festival; Gisella couture made its debut at the V&A Museum in late 2006. Gisella returned to The V&A's prestigious Raphael Gallery the following year to debut the Metallica collection, where supermodel Naomi Campbell and Savile Row atelier Ozwald Boateng sat front row centre.

To coincide with Gisella Boutique's 18th anniversary celebrations, the design house made its first appearance at London Fashion Week last month, debuting a new collection of signature classics for Fashion Diversity. Following a successful catwalk show, Gisella Boutique was announced as winner of a 2009 Honorary Designer Award.

"It's an honour to be recognised in terms of couture," says Jan. "It gives you encouragement that there is appreciation for creativity in a realm that seemingly falls so far outside the mainstream."

The 2009 collection includes Transitions – a colourful foray into short hemlines, sassy contrasts and architectural pleats – and Metallica: V.2, in which industrial textures compliment feminine silhouettes. The latter collection featured in the TV advertising campaign for *Clothes Show Live UK* and ITV's *Dancing on Ice*.

Style and design consultations are available by appointment. Call or pop in to Gisella Boutique and Design Workshop 95 Peckham High Street SE15 5RS 020 7277 5253; www.gisellaboutique.net

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Comedian Gina Yashere, host of the MOBO Awards 2006

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'Inheritance tax is, broadly speaking, a voluntary levy paid by those who distrust their heirs more than they dislike the HM Revenue and Customs.'
(Lord Jenkins)

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www.thorntonspringerfs.co.uk

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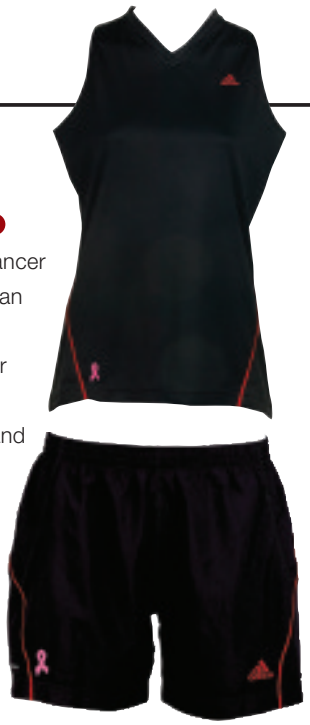
TOP to toe

Health and beauty hints to help you feel good and look great

Think pink

Nearly 1,000 women will die of breast cancer this month. Fortunately, more women than ever before are surviving the disease. Show you support for this Breast Cancer Awareness Month with a couple of laps around your nearest park in this shorts and tee combo from the adidas Pink Ribbon running collection (shorts £15, tee £13). A 10% donation from each purchase goes to Breakthrough Breast Cancer.

Call 0870 240 4204 for your nearest store. See www.breakthrough.org.uk



Second nature

Did you know that 60% of what you put on your skin absorbs into the bloodstream? You choose organic foods, so why not choose organic and chemical-free products for the body and face too? East Dulwich's Therapy stocks organic ranges John Masters Organics, Living Nature, Tisserand and Lavera. Call in for complimentary skincare advice.

8 Melbourne Grove SE22 8QZ

020 8693 3773; www.hb-therapy.co.uk

Host with the most

Upgrade your girly night in with the help of professionals. Two local enterprises have joined forces to bring good food and soothing therapies right into your home. Chef's Compliments will send over a personal chef while Urban Home Spa offers professional massage and beauty treatments. A Girly Party Package costs £80 per person including a cooking lesson, three-course meal and a beauty treatment each.

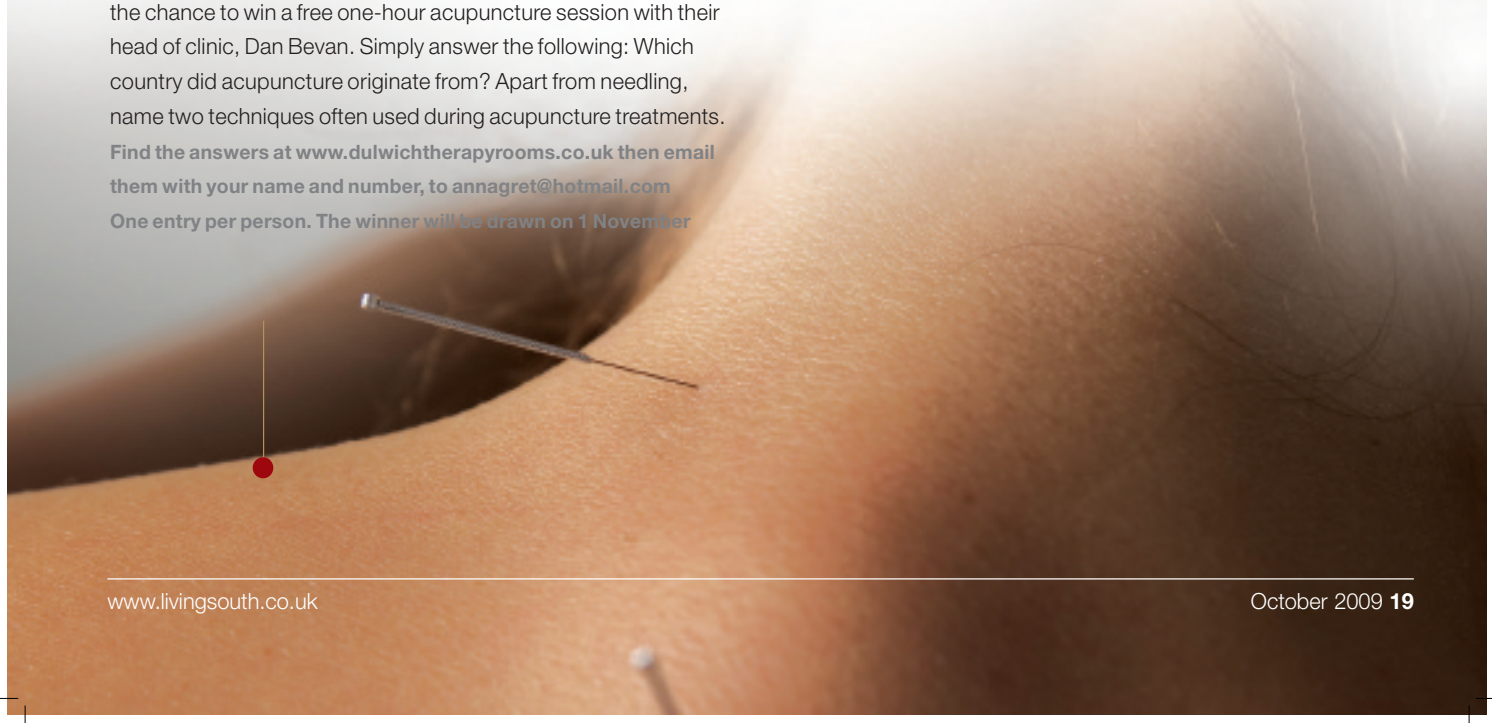
See www.chefscompliments.co.uk or call 07507 860 682 for details

To the point

Acupuncture can be used to treat a range of disorders from aches and pains to stress, insomnia and menstrual problems. Dulwich Therapy Rooms on Lordship Lane is offering one lucky reader the chance to win a free one-hour acupuncture session with their head of clinic, Dan Bevan. Simply answer the following: Which country did acupuncture originate from? Apart from needling, name two techniques often used during acupuncture treatments.

Find the answers at www.dulwichtherapyrooms.co.uk then email them with your name and number, to annagret@hotmail.com

One entry per person. The winner will be drawn on 1 November



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South London's finest Hair and Beauty treatments are now readily available in the comforts of your own home

With 10 years experience we provide service to homes across south London.

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Call Annie on
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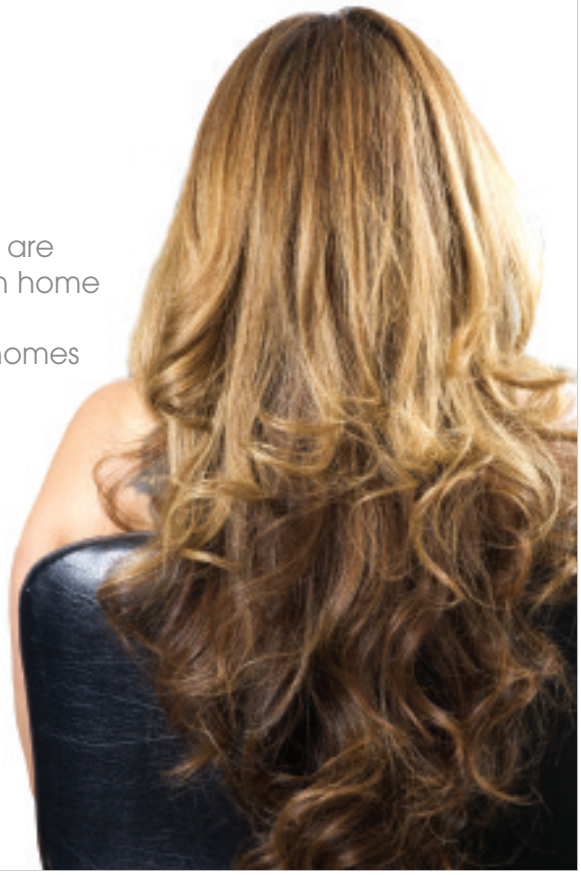

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Crystal Palace, SE19
020 8771 7170

London – Central *Heather Morris @ The Hair Clinic*
John Bell & Croyden,
50-54 Wigmore Street W1
020 7935 9200

Consider it done

Enter now for your chance to win a £1,000 shopping spree at The Conran Shop

THE CONRAN SHOP'S new Well Considered collection is a range of essential, intelligently designed products for all areas of the home. All products in the range are made to a high quality specification and are at excellent prices to appeal to a wide range of customers. They make a perfect package for furnishing a first apartment, a holiday home or as individual gifts for weddings or housewarmings with their striking gift boxes designed for them by Javier Mariscal.

Prices start from £5.95 and range up to £995. One lucky reader will receive a £1,000 voucher, with a runner-up winning a £500 voucher to spend on the Well Considered collection. For your chance to win, simply email your name, address and contact phone number to londoncomp@archant.co.uk by 1 November 2009. Visit conranshop.co.uk to view the entire range and sign up to their weekly e-newsletter to be the first to know about their special online discount offers, new product launches, sale previews and exclusive in-store events.

Terms and conditions

- Entry is open to UK residents only, except employees and the families of Conran Shop employees, suppliers of the prize and any other companies associated with the competition.
- The winner MUST be aged 18 or over. Use of a fake name or address will result in disqualification.
- The prize is as stated and is not transferable to another individual and no cash alternative will be offered. Winners are responsible for all delivery costs associated with the prize.
- Prizes are subject to availability. The winner will be selected from all entries received by the closing date of 1 November 2009. Failure to meet the eligibility requirements stated will result in forfeiture of the prize.

81 Fulham Road, SW3 6RD 55 Marylebone High Street, W1U 5HS
0844 848 4000, conranshop.co.uk

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The Conran Shop, Marylebone, 55 Marylebone High Street, London W1U 5HS
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MBT Blowout sale £79*
*while stocks last

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énergie FITNESS CLUB

énergie fitness club used to be a fast food outlet but don't expect a burger now. **CLARE KELLY** meets owners David Waugh and Andrew Grossett

How long have you been open for?
Andrew: Since 1 July and we've now got 600 members which we're really pleased about.

Opening a new business during a recession must have been tough – how did that feel?
David: People thought we were mad – and that's putting it politely! In fact, I thought we were mad but we've already exceeding our targets and I think we've definitely surprised a few people. It was such a big venture.

What made you decide that Forest Hill was a good location for the énergie franchise?
A: It was twice the size of a property we'd already been interested in but I just thought it was a fantastic location and I persuaded David really.
D: There is a great feel here – a community place not just a postcode. Before we opened, we were amazed at the support we received from local people via website forums. There were hundreds of posts – local residents who couldn't wait for us to open.

Andrew Grossett (left) and David Waugh

So the gym used to be a fast food outlet? What was it like when you arrived?
D: It was a mess – they'd ripped everything out and there was rubbish piled up to the ceiling. We both needed a great deal of imagination to visualise what it could be made into, but the builders were brilliant and took just three months to completely transform it.

What's your ethos?
D: We've both got a passion for customer service and we wanted a place that we'd want to train in, which we've got – somewhere clean and safe. We'd been to so many places that just hadn't done it so well and I guess we thought we could do better.

What advice would you give to someone who wants to start going to the gym but doesn't know where to begin?
A: Just remember you're not alone. Everyone who comes along was in the same position once. We want everyone to feel they can transform their lives and so we have the Empower Programme where, when you join, you have six sessions with one of our qualified trainers to assess your needs and ensure you feel comfortable. There's no hierarchy here and we want people to feel like they know our staff personally – we even have a trainer who specialises in post-natal exercise regimes.

What's particularly popular at the moment?
A: Spinning is really popular.
D: People were fighting over the bikes so we had to introduce a booking system to ensure that we're giving people what they want.

Do you think there's a certain irony that you've now opened a gym in place of a fast food outlet?
D: A condition of our lease was actually that we wouldn't sell ground beef – so if anyone's expecting that, they will be disappointed, but we do have herbal tea! ●

énergie gym offers 30 classes a week including boxercise and street dance, as well as complementary therapies.
26-28 London Rd SE23 3HF; 020 8699 4848

Hey, good looking

Whether you're looking to shape up, relax or get body beautiful, help is at hand

MIND, BODY & THERAPY

Your health is important, so Mind, Body & Therapy is there to meet your individual therapy needs. They use a holistic approach with various combinations of therapies to promote your physical, spiritual, emotional and mental health. Some of the benefits include relief from stress, pain, improved confidence and deeper relaxation. Give Devon Burke a call and he'll guide you to your best treatment.

26-28 Forest Hill Road SE23 8HS
020 3417 6108
Mail@therapy4life.net
www.therapy4life.net

THERAPY

Treat your skin to some pampering this month. Book a John Masters Organic Luxury Facial at Therapy and receive a complimentary nourishing warm honey hand treatment! This fabulous facial uses organic ingredients, hot stones, steamed aromatic towels and a caring touch to deep cleanse, refine and nourish your skin, leaving it totally hydrated and glowing. Call to book yours now!

8 Melbourne Grove SE22 8QZ
020 8693 3773
www.hb-therapy.co.uk

BEAUTY PLUS

Beauty Plus has been providing award-winning beauty treatments for almost 18 years. New services include facial rejuvenating acupuncture and body-action power plates for all-over body toning. Beauty offers of the month: neck, back and shoulder massage with express facial, £50; deep-cleansing facial with neck, back and shoulder massage, £65; and the men's special neck, back and shoulder massage with deep, facial cleanse £40.

30 Forest Hill Road SE22 0RR
020 8299 0030; www.beauty-plus.co.uk

CHRISTINE'S BEAUTY SALON

This well established salon has been providing a warm and relaxing service for over 26 years in the Dulwich area. Christine and Sophie offer a range of treatments from luxury facials to waxing and manicures, They specialize in electrolysis and thread vein and skin tag removal. The team prides itself on making all clients feel at ease whatever the treatment. Booking necessary.

Open Wed, Fri and Sat
9am-6pm, Tues 9am-7pm
and Thurs 10am- 8pm
489 Lordship Lane SE22 8YJ
020 8693 8528

BARBAROS

Barbaros Unisex salon offers award-winning cutting, styling and colouring from a team of experienced and highly skilled stylists. Barbaros prides itself on providing excellent service that won't break the bank. For teens, students and first-visit ladies, a cut and blow dry is only £25. Friday offers: full head of foil highlights with cut and blowdry £75; receive a complimentary conditioning treatment on mention of Living South.

58 Honor Oak Park SE23 1DY
020 8291 1871
www.barbaros.co.uk

H.E.A.L STUDIO

Are you tired of the same type of training? At H.E.A.L studio, they focus on assessment, posture, nutrition, energy healing and lifestyle coaching, using only functional equipment to train you correctly. They specialise in coaching programs to correct back, knee, shoulder or any long-term injuries, as well as nutrition for life. It's about long-term solutions, not short-term fixes!

6a Lordship Lane SE22 8HN
07947 588 102
07877 970 515
www.warrenwilliamscoaching.com

ESPH

Warm up your autumn with esph. With small weight-management groups, pre and post-natal yoga and Pilates, a wide range of treatments and a personal gym service for all, esph is the health and fitness destination this autumn. They're also offering free one-to-one Pilates taster sessions to Living South readers this month – so hurry along to claim your spot! Call for details.

116 Lordship Lane SE22 8HD
020 8693 2493

HAROLD GEORGE

Harold George, has been providing Dulwich with high-end salon service for almost 50 years.
You can now step in between the hours of 10am-5pm for anything from waxing, body treatments and facials, and on Friday from 9am-8pm for hair appointments. Mention *Living South* and receive 25% off all treatments (new clients only), or a deep conditioning treatment with every cut and blow dry.

49 Dulwich Village SE21 7BN
020 8693 4708 / 4221

FORTAROMA

Fortaroma is cosily tucked away downstairs to the Dulwich Cafe on Lordship Lane. Whether you are out to pamper yourself or buy gifts for others, there is a wide range of natural bathing products for all – bath bombs, soap, bubble bath and more. Children's parties are a new addition to the shop, where little ones can make bath muffins, bath salts and lip balms.

89 Lordship Lane SE22 8EP
www.fortaroma.co.uk
info@fortaroma.co.uk

ENERGY HEALING MASSAGE

Spring works with clients to relax, energize and release stress. Using VortexHealing, Usui Reiki, Indian head massage, hopi ear candling and The Balance Procedure, she can also help overcome anxieties, phobias and addictions and heal chronic illnesses. Most importantly, she seeks to heal the root cause of the symptom and can help you gain an insight into your own healing process. Spring ME Beirer is a fully qualified therapist and teacher accredited and insured through Embody (CthA), The Guild of Holistic Therapists and The Federation of Holistic Therapists

020 8480 2167; 07956094891
springenergyhealing@gmail.com

CLINICAL HYPNOTHERAPY

with Cognitive Techniques & EFT Using a combination of hypnotherapy and cognitive behavioural techniques with EFT (emotional freedom techniques), Beverley works with people to overcome a variety of emotional, behavioural and symptomatic issues from a clinic in Forest Hill. Call Beverley to discuss help with anxiety, phobias, fertility, IBS, long-term pain, low confidence, smoking cessation, weight issues, depression or stress.

Beverley Harper DHyp, MBSCH, PDCBH, EFT (Adv); 020 8291 6038; 0780 890 1177
calmingmind@googlemail.com

DULWICH NATURAL BEAUTY

Look years younger in minutes at Dulwich Natural Beauty! A tissue-tailored Restylane treatment refreshes and rejuvenates skin, lifting out lines and furrows instantly. You'll be amazed how it turns back the years, but you will still look like you. Treatments for the face, lips and décolletage last 9-12 months. Call for a free consultation.

07821 705 442
www.dulwichnaturalbeauty.com

NEROLI

Get your 'five a day' with an Eminence Prescriptive Facial. Sour cherries, eight greens and sugar plums are some of the natural and organic ingredients used to oxygenate, firm and rebalance your skin. Place yourself in the hands of Neroli's team of professionals for a truly customised experience. Receive a complimentary Nourishing Hand & Nail Treatment with all Eminence Prescriptive Facials throughout October.

Open Tues-Sun. Late nights until 9pm Tues-Thurs
43 Honor Oak Park SE23 1DZ
020 8699 9496
www.neroli-skincare.co.uk

2009 LIVING SOUTH RESTAURANT AWARDS

Thanks to all who voted in the annual Living South Restaurant Awards. The competition was tough, with over 70 restaurants, pubs and cafes receiving nominations. Congratulations to the winners, and also to the lucky voters who picked up prizes. Lee Alexander won a magnum of Gold Cuvee, while Katie Lodge, Katharine Maclaverty, Nicky Sheriff, Rob Kimber and Louise O'Keeffe won a 75cl bottle each.

Domali

Best for lunch
38 Westow Street SE19 3AH
020 8768 0096

The Woodman

Best newcomer
110 Kirkdale SE26 4QG
020 8699 9988

Ganapati

Best overall
38 Holly Grove SE15
020 7277 2928

Dulwich Tandoori

Best Indian restaurant
54 Lordship Lane SE22 8HJ
020 8693 3012

Olley's Fish Experience

Best for families
65-69 Norwood Road
SE24 9AA
020 8671 5665

Fancy a cocktail? Boho Bar on Lordship Lane has revealed their recipe for a Boho Chic. Find it online at www.livingsouth.co.uk

RECIPE *for living*

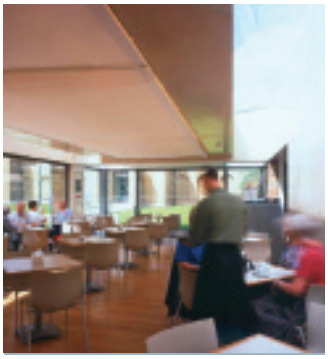
Restaurant Awards, Diwali dishes and tempting offers

Fall festivities

Diwali, the pan-Indian celebration symbolising the triumph of good over evil, falls on 17 October. Gifts, fireworks and an elaborate feast are all part of the festivities. But if you're not up to creating ghugara (pasties stuffed with coconut, raisins and nuts), join in the fun by whipping up a lemon and cardamom rice pudding with Tilda Pure Basmati Rice.

Find the recipe online at www.livingsouth.co.uk

Local flavours



Fine dining may seem harder to digest during a recession, but thankfully, the inaugural London Restaurant Festival is spreading some full-flavoured cheer across the capital 8-13 October. Explore the city a mouthful at a time with special, discounted festival menus, or stay closer to home and sample the delicious offerings at Beauberry House in West Dulwich, Babur in Forest Hill or the Dulwich Picture Gallery Cafe.

See www.londonrestaurantfestival.com for details

Stone Bar

68-70 Honor Oak Park SE23 1DY
020 8291 1447; www.stonebar.co.uk

"Slow roasted, succulent and delicious"

CARIBBEAN CUISINE IS on the up. Perhaps I've led a sheltered life, but other than the odd tray of jerk chicken at festivals, I've rarely seen it feature on a menu. Recently we reviewed The Gold Coast on Acre Lane, and now it's the turn of newly opened Stone Bar.

Arriving on a Friday evening, we were seated in the dining area, which went from empty to noisy throughout the course of the evening as two parties of friends got into the swing of the weekend. The décor is sleek and modern with understated prints on the walls and trendy light fittings – a little echoey, perhaps, for those who like to speak in hushed tones.

The Rioja was out, so we ordered a bottle of the house Merlot. Unorthodox, maybe, for an encounter with spice. I started with a spicy chicken salad, which was really quite hot, tamed by layers of avocado and cherry tomatoes, and my boyfriend had the salt fish bake.

Our mains arrived beautifully presented, especially my whole seabass wrapped in banana leaf with a two-tone jus. It was slow roasted, succulent and delicious. Satoshi ordered the honey-jerk chicken breast with yellow yam, olives and coriander – the sweetness balanced out with a side of spicy rice. We added sweet potato mash and fried plantain into the mix, too.

The parties were keeping the waitress busy, but our delicately arranged desserts eventually transpired – for him a traditional homemade rum cake and, for me, a coconut custard-soaked bread pudding.

By this time the bar was heaving, but with early mornings on the horizon for both of us, we made our exit before the rum started to flow.

Victoria Purcell

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AURA

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Listen to the hottest, sexiest DJ's in town, enjoy early morning jazz over breakfast on Sundays, following through to early evening rare grooves, & eighties soulful house. VIP Floor with personal waitress service

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www.aurabarrestaurant.com

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11th Oct Christain Brewer with the On the Up house band
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25th Oct Alex Garnett with the On the Up house band

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Cous Cous night

Choose from chicken, lamb, mereguez and vegetarian (combination of all or individually)

Every Friday @ 7:30pm

Upstairs at Le Petit Parisien from 6-11pm
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16 Grove Lane, Camberwell
0207 703 9990

The Cambria
in October

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Dinner and Jazz

Tuesday's
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on Alternating Wednesdays

Wicked Wednesday with **"James Cormack"**
A true dinner and cabaret evening. James is a very familiar face in New York and many other international cities.
With song, humour, parody and surprise guest artists.
Show starts 9pm Kitchen open from 6pm. **free entrance**.

Comedy @ The cambria
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Comedy starts @ 9pm, Kitchen is open from 6pm.
£2 entrance after 7pm. Call for more info.

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Starts 8pm.

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October events

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Classic film Tuesdays from 8pm pre-viewing all time classics. (Complimentary popcorn for all guests.)

Wine Wednesdays buy two glasses of wine and get the Rest of the bottle free.

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Fridays and Saturdays D.J from 8pm.

Live Music Sundays entertainment by local talent from 7pm.

10th October Bulldog Gin promotions night (with merchandise giveaway)

13th October Comedy night with Peckham based Rosie Wilby

The Mayan Lounge is available for private hire for up to 40 people. Ideal for private parties and business meetings . Buffett supplied (subject to terms and conditions)

52 Lordship Lane Dulwich SE22 8HJ
Tel: 020 8693 9168
www.boho-bar.com
(Mention Living South and receive a complimentary cocktail)

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Best Indian Restaurant
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Booking recommended

Sunday buffet
available between
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Open seven days a week
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54 Lordship Lane East Dulwich SE22 8HJ
Tel: 020 8299 0192 / 020 8693 3012 www.dulwichtandoori.com

Eat, drink & be merry

HELEN LEDERER

No tricks, just treats

FOR THOSE OF US TOO COOL to trick or treat this Halloween, I suggest staying in with a warming, delicately spiced red from Bedales in Borough Market. Their **Domaine du Salvard Cheverny** (£14.25) offers a glowing blend of raspberry Pinot Noir with the spicier Gamay grape from the Loire, producing a dry, light, red cherry note with a touch of earthy liquorice. The whisper of cloves and orange will beat any spook enthusiast into submission.

Or might you be compelled into an earthy cheese experience, rather than standing by the door with a bag of Jelly Tots? If so, try the hunky **Lincolnshire Poacher Cheese** from Frog on The Green (£2.15 per 100g). Earthy, nutty and increasingly pungent with a sort of down-in-the-dirt flavour. Perfect after a conker fight or parading around in your new distressed leather boots. A yummy dark rind (which I like to eat – but then I eat apple cores) surrounds a smoky, sweet textured cheese. It'll breathe new life into the most humble sandwich, or just crumble and munch on a park bench.

And for those far too distracted to fashion a pumpkin into a smiley face (me), why not smirk over a naughty bite of **Orange and Chilli dark chocolate** from The Melange Chocolate Shop (£4 per 100g bag). Check out the distinct after taste of hot chilli to be savoured on the sides of the tongue. Their exiting range of Belgian 'couverture' choccie flavours ('couverture' meaning really posh with extra cocoa butter, darling) comes in delicate wedges, so I found myself buying some additional **Lavender and Lemon**.

For those intent on displaying their conkers with crisp green apples on the coffee table (à la Kelly Hoppen) a complementary but fortifying white wine is to be found at Cartwright Brothers. **The McHenry Hohnen blend of Semillon and Sauvignon Blanc** from Margaret River, Australia, is £13.99. This blend was invented by those who pioneered the Cloudy Bay success story and just has to be tasted. An aromatic, creamy blend of herbaceous notes, softened by apples and quince is quite lovely. ●

www.helenlederer.co.uk

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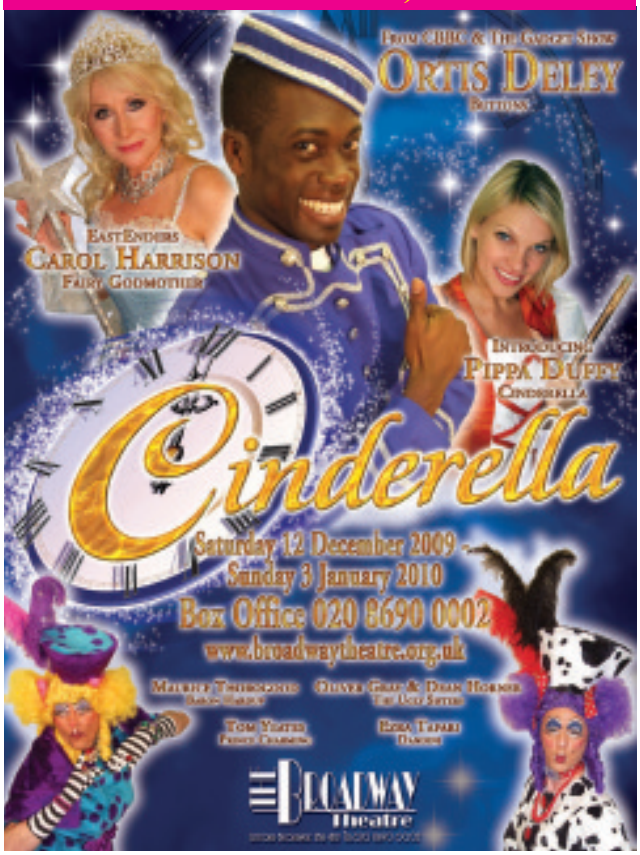

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The very best of the month ahead

PREVIEW

FOREST HILL

From 4 Oct

Nature as Designer at the Horniman Museum brings together mixed-media works by Alison Milner with photos in collaboration with Steve Speller to examine the ways in which natural and manmade objects act as inspiration to artists and designers. Free family vegetable printing sessions inspired by the exhibition run on 7 and 14 Nov from 1.30-2.15pm and 2.45-3.30pm.

Balcony Gallery, 100 London Road SE23 3PQ; 020 8699 1872

DULWICH

29 Oct

Friends of Dulwich Picture Gallery are throwing a Halloween spectacular with songs by Mendelssohn, Fauré, Sérverac, Duparc, Saint-Saëns, Rebikov, Schubert, Spohr, Grieg and Wolf. 7.30pm. £17 (Friends £15) including a glass of wine.

All tickets available on 020 8299 8750. Linbury Room , Gallery Road SE21 7AD

HERNE HILL

31 Oct

Herne Hill Velodrome hosts the Rollapaluza Halloween Cyclo Cross this month. The event is open to all and it costs just £6 to race. Not only does the course run through a beer tent, there's also £1,000 worth of prizes up for grabs courtesy of Tour de Ville. There will be youth events, apple bobbing, mulled cider, fancy dress prizes, a BBQ and hot drinks. 5pm-10pm.

Burbage Road SE24 9HE

See www.rollapaluza.com/cross

WATERLOO

1-28 Oct

See an exclusive collection of underwater photographs at The Movieum of London. *Water on the Lens* comprises images of underwater shoots for film and TV taken at Pinewood Studios. Keira Knightley, Sharon Stone and Matt Lucas are among those captured. £12 adults, £10 concs, £8 kids.

County Hall, Queen's Walk SE1 7PB

Tickets from www.ticketmaster.co.uk

LONDON BRIDGE

26-27 Oct

Denmark Hill resident Vanda Harvey is the first official Artist in Residence for Breast Cancer Care. Diagnosed earlier this year, she started sketching her responses to waiting rooms and procedures. *Imperfect Symmetries* is an exhibition of paintings, prints and glass vessels in support of Breast Cancer Awareness Month.

Delfina, 50 Bermondsey Street SE1 3DU

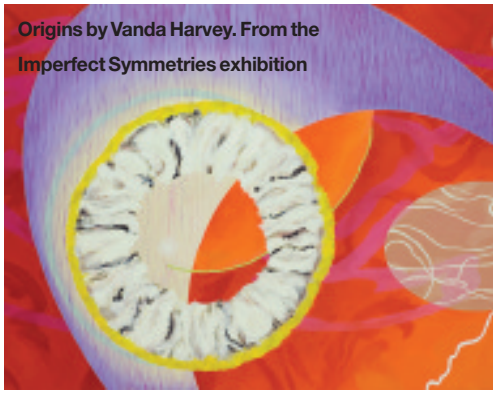
Water on the Lens

CAMBERWELL

October

Le Petit Parisien is holding free jazz nights every Sunday. This month, see the Alison Neale Quartet on 4 October, followed by Christian Brewer with the On the Up house band (11 Oct), The Marama Cafe Band (18 Oct) and Alex Garnett (25 Oct). 8-11pm.

16 Grove Lane SE5 8SY; 020 7703 9990



Origins by Vanda Harvey. From the Imperfect Symmetries exhibition

BROMLEY

8 Oct

The Glades is supporting Breast Cancer Awareness month with a fashion show featuring a team of ladies who have been affected by the disease. Money raised from the event will go to the breast cancer unit at the Princess Royal University Hospital. Starts at 1pm in the central atrium.

High Street BR1 1DN; 020 8466 8899

DULWICH

4-31 Oct

South London Women Artists burst onto the scene a year ago. Now, this dynamic group of local artists has a respected website showcasing their talents. Meet the artists at their exhibition at Dulwich Library.

368 Lordship Lane SE22 8NB. See www.southlondonwomenartists.co.uk

Wee monsters

With Halloween just around the corner, Mamas & Papas has introduced the cutest collection for little spooks. Choose from Bat Baby (£18), Wannabe Witch (£20), the Fiendish Pumpkin (right, £18) and the Scary Skeleton (£14). The range is available in sizes from newborn to 23 months – ideal for the teeniest of terrors.

Call 0845 268 2000 for your nearest stockist or shop online at www.mamasandpapas.com

BOOGALOO

From Happy Halloween to very happy holidays

Setting the stage

Grafton Dance Academy is moving to a new permanent home in the centre of Herne Hill this month. The facility, which will be renamed the South London Dance Studios, will continue to run ballet, tap, modern (pictured right), jazz and street dance classes, as well as introducing new activities such as mother and toddler movement and music classes, aerobics, Pilates, yoga and classes for boys. The studio space will also be available to hire.

Call 020 7978 8624 or see www.southlondondancestudios.co.uk

Where there's a will

The diversity of family life today makes it more important than ever to make a will. By listening to you, Crystal Palace-based Amphlett Lissimore can advise you of the best way to arrange your property and affairs, ensure your estate goes to the person or people of your choice and help to minimise any tax payable. Contact Amphlett Lissimore for a free initial interview to discuss your needs.

Call 020 8768 6484 or email wills@amphlettlissimore.co.uk

Win a holiday for the kids!

At the end of another fantastic summer of alpine adventures, French and Spanish classes and fun in the Swiss Alps, children's activity centre International Camp Suisse is already planning and preparing for next summer. Throughout summer '09, Camp Suisse welcomed youngsters aged 7-17 from all corners of the world to spend two weeks in the Rhône Valley region of Switzerland, making new friends and reuniting those who met in previous years. Each day commenced with foreign language classes before embarking on a range of adventure activities such as rock climbing, husky dog sledding and banana boating. For another year the most popular camp activities included the cheese and chocolate factories in Gruyeres, the Aquaparc and mountain biking on an array of trails at 1,100m altitude.

Camp Suisse is giving one lucky *Living South* reader the chance to win two places on camp 2010. The prize includes 13 nights' accommodation at the superb Camp Suisse centre, all activities, admissions, equipment, meals, airport transfers, and a full programme of language study (see www.campsuisse.com for more information). To enter, answer the following question: What currency is used in Switzerland? Send your answer, along with your name, address and contacts details to Camp Suisse Competition, Living South, Unit F3 Battersea Studios, 80 Silverthorne Road SW8 3HE or enter online at www.livingsouth.co.uk

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Colfe's

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Open Days 2009

Sixth Form Open Evening
Thursday, 8th October 5.30pm – 8.00pm

Open to current Year 11 pupils

Meet tutors and students/book subject 'taster' sessions.

Advance booking required

Open Morning
Saturday, 7th November: 9.00am - 12noon
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• Tuesday 6th October • 9.15am – 10.30am
• Wednesday 7th October • 9.15am – 10.30am
• Thursday 8th October • 9.15am – 10.30am
• Friday 9th October • 9.15am – 10.30am
• Saturday 10th October • 10.00am – 1.00pm
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www.harrispeckham.org.uk
Harris Federation

Alleyn's Junior School

Independent day school for boys and girls aged 4–11
Townley Road, Dulwich, London SE22 8SU

OPEN DAYS 2009

Thursday 5 November 1.30 – 3.30 pm
Tuesday 17 November 1.30 – 3.30 pm
(The Headmaster will give a short presentation at 1.30 and 2.30 pm)

All welcome – no need to book

Please email juniorschool@alleyns.org.uk or call 020 8557 1519 to obtain a prospectus or for any other information

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Co-educational Excellence

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"I came home from a camping holiday feeling slightly down," says Nilou Noorbakhsh from Jumping Bean Home Interiors in Honor Oak Park. "While I was away my husband ordered a surprise bespoke canvas using our Thailand holiday snaps. I walked into the dining room and was blown away. It's not only a reminder of an amazing time our family had together but it completely enlivens the space." For original ideas on displaying your favourite photos, call Lightmonkey on 020 8299 2552.

9 North Cross Road SE22 9ET; www.lightmonkey-ed.co.uk

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Girls' Day School Trust

STREATHAM & CLAPHAM HIGH SCHOOL

SENIOR

Senior Department Open Days 2009

Tuesday	22 September	2.15 pm – 4.00 pm
Wednesday	14 October	2.15 pm – 4.00 pm
Wednesday	7 October	6.30 pm – 8.30 pm
Thursday	12 November	6.30 pm – 8.30 pm

Sixth Form Open Evening

Monday	28 September	6.30 pm – 8.30 pm

For more information please ring or email:
020 8677 8400 enquiry@shc.gdst.net
42 Abbotswood Road London SW16 1AW
www.gdst.net/streathamhigh

Girls' Day School Trust

STREATHAM & CLAPHAM HIGH SCHOOL

JUNIOR

Nursery & Junior Department Open Days 2009

Wednesday	23 September	2.00 pm
Saturday	10 October	10.00 am
Tuesday	10 November	2.00 pm
Tuesday	1 December	2.00 pm

For more information please ring or email:
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Website www.kingsdale.southwark.sch.uk
Headteacher Mr S H Morrison

OPEN DAYS

Wednesday 30th September 2009
9.30am until 11.00am
Saturday 3rd October 2009
11.00am until 1.00pm
Wednesday 7th October 2009
9.30am until 11.00am
Saturday 10th October 2009
11.00am until 1.00pm

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Table talk

Adam Astle of sixninethree on good company and good wood

I went for dinner at my sister-in-law's last weekend. Nothing too extraordinary in that – very nice meal, good company et cetera, et cetera. What I did find extraordinary and rather appealing was their dining table. It is the table where my wife and her sisters ate their dinner and breakfast and did their homework when they were growing up.

My sister-in-law slyly pointed out the place where she had carved her initials and, more alarmingly, the chewing gum she had stuck under her place at the table about 30 years ago. I listened to my wife and her sister reminisce about the past and good times they'd had around that table. It evokes memories of their mother's stew, their father's jokes, homework and gossip, laughter and tears. Not bad for a few sticks of wood.

As a furniture maker, it occurred to me that the table I am about to hand over to my client already has a story attached to it. There are the numerous splinters picked up whilst preparing the raw timber; selecting the boards that will be cut to length; the time and care taken to colour match the best ones for the table top; hours of oiling and polishing.

In all these man-hours, we become very close to the materials, and to the final piece, so when we hand it to the client to continue its journey, we hope it will be at the centre of as many stories as the one I sat at last weekend. Some people like that kind of thing. I know I do.

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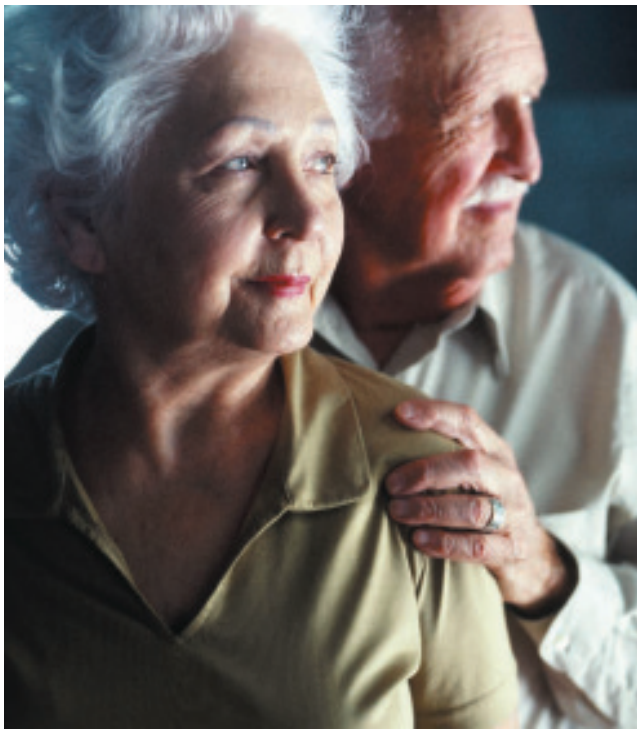

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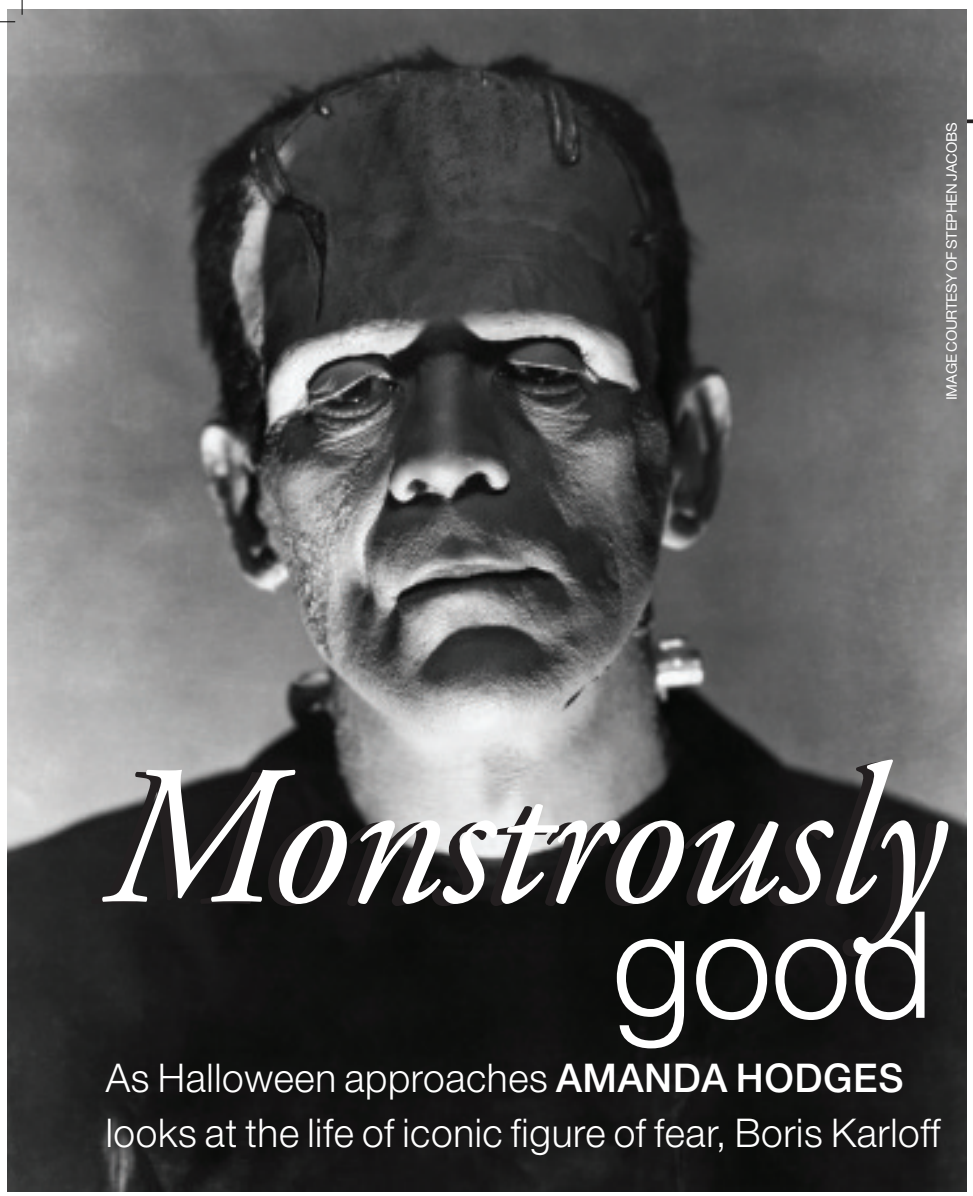

IMAGE COURTESY OF STEPHEN JACOBS

Monstrously good

As Halloween approaches **AMANDA HODGES** looks at the life of iconic figure of fear, Boris Karloff

If ever anyone exemplified the dichotomy between the role which made them famous and their real character it was Boris Karloff. Renowned for playing the grotesque Frankenstein's Monster and a slew of other horror roles, Karloff was actually the quintessential gentleman, a good-natured, warm and kind individual; a versatile actor who found his strongest niche in the horror film genre.

Born William Henry Pratt on 23 November 1887 at Hern Villas (now 36 Forest Hill Road) in East Dulwich, he was raised by his older siblings in an area recently accessible by the railways. From the 1860s onwards it had been transformed from rural fields and market gardens into comfortable housing for the middle classes.

He possessed both a stammer and a lisp as a child (losing only the former), and when Karloff was later asked about his early days (the family moved to Enfield in the early 1890s), he told a 60s paper: "I am assured that I was a quiet infant and a gentle boy. My childhood… in the serene London suburb of Enfield was extraordinarily tame. Both my parents died. I was reared by one amiable stepsister and seven stern older brothers, who knew exactly what I was to be – a government servant in the family tradition." William's talents, though, definitely lay elsewhere.

At nine, appearing in a Christmas version of Cinderella at the local church of St Mary Magdalene, he recalled, "Instead of playing the handsome prince I donned black tights and a skull cap and rallied the forces of evil as the Demon King… It launched me on a long and happy life of being a monster." Young Billy attended first Merchants Taylor School then Uppingham and finally spent a short period at Kings College, tentatively preparing for the civil service until he realised his inherent unsuitability for it.

Unsure of how to proceed he ventured abroad, emigrating to Canada in 1909. Manual labour paid the bills until acting work materialised, much of it on tour, and by 1916 he'd started working as an extra in the fledgling film industry.

By this time he had discarded his unfortunate surname, choosing instead 'Boris' because it sounded exotic and 'Karloff' to reflect some speculative family association. Frequently cast as the heavy or villain, by 1931 Karloff had starred in films galore, but was resigned to a low key existence until *Frankenstein* came along.

Bela Lugosi had initially been approached but demurred, feeling the role offered little scope. Clad in a seven-foot structure of heavy padding, hands coated in plaster and feet dragging weighty boots, few would anticipate the impact made by Karloff's character, returning for two sequels. Karloff felt compassion was at the root of the monster's popularity, people sympathising with a character heartlessly abandoned and at the mercy of primal instincts.

"It grossed something like twelve million dollars and started a cycle of boy-meets-ghoul horror films," Karloff wryly noted of his famous screen incarnation. The gentle, unassuming boy from Dulwich had evolved into one of the cinema's most recognisable creations yet he would always remain eminently well-grounded, balancing film roles with TV and stage work, grateful for good fortune right until his demise in 1969. Author Mary Shelley said of her book, *Frankenstein*, "I have affection for it, for it was the offspring of happy days." Karloff endorsed this, asserting, with typical modesty, "God bless the old boy – without him I would have been nowhere." ●

Boris Karloff: More than a Monster by Stephen Jacobs is published early 2010 by Tomahawk Press. Acknowledgements: Boris Karloff and his films by Paul M Jensen and Dear Boris by Cynthia Lindsay.

The inside track

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info@fabric205.com

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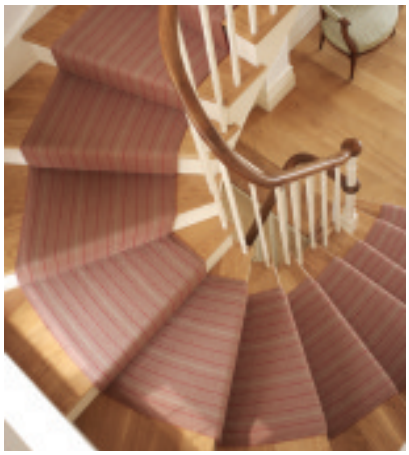

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To have and to hold

Asha Sumputh of Glazer Delmar Solicitors on prenuptial agreements

ANYONE CONTEMPLATING a prenuptial agreement could be forgiven for being confused. The law is in a state of flux and recent case law has muddied the waters further. The good news is that these agreements are becoming more accepted by the British courts, especially if they are converted into a post-nuptial agreement.

Because of the showbiz element to prenups, and the high-profile cases reported in the media, people believe they are only for the wealthy. However, anyone with assets to protect, or children from a previous relationship, should consider one.

They are helpful because they give an indication of how a couple's assets should be divided if they divorce. They cut out some of the wrangling because the basis of an agreement is already laid out.

For example, if one partner has children from a previous relationship, they might want some profits from a business, or money from a house lived in with a former spouse, to be set aside to help the children.

In the UK, prenuptial agreements need to follow certain guidelines to be recognised by a court: they have to be made at least 21 days before a marriage takes place; certain conditions must be followed; both partners must take independent legal advice and make a full disclosure of their finances; and the contract has to be converted into a post-nuptial agreement once they are married.

British courts tend to give more weight to a post-nuptial agreement, which needs to be reviewed every five to 10 years to take account of the couple's change in circumstances, especially if they have children.

Recent cases involving prenups have added to the confusion. For example, in the case of Radmacher v Granatio (2009), the wife had inherited money from her parents and insisted on a prenuptial agreement. Husband and wife were from different countries, but the documents were prepared in German, the wife's native language. Conditions for a valid prenuptial agreement were not properly fulfilled, including provision for the children. The husband did not speak German and was read the documents in broken English. In spite of not understanding them properly, he still signed them.

The couple's marriage broke down, and the High Court ruled that the husband did not know what he was giving up when he signed the prenuptial agreement and it was not therefore binding. He was awarded £5.6m to buy a house, clear his debts and for capital maintenance. The wife appealed.

The Court of Appeal ruled that the husband knew he did not understand German and should have got a lawyer to look at the prenuptial agreement. The court accepted the prenup and said the husband should not have been entitled to the extra money. There has been a further appeal.

Because case law is so confused, it is better to protect your assets and prepare a prenuptial agreement. Make sure you fulfil the conditions so that it is accepted as valid. Both partners need to make a full disclosure of their financial assets, take independent legal advice, and make sure they review the agreement regularly to take account of changes in circumstances and convert the prenup into a postnup when they marry.

Taking proper legal advice tailored to your circumstances can make the difference between plain sailing and years of painful disagreement.

Contact Ms Asha Sumputh at Glazer Delmar on 020 7639 8801 or see www.glazerdelmar.com

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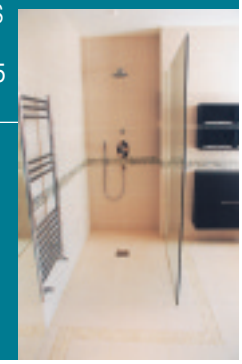

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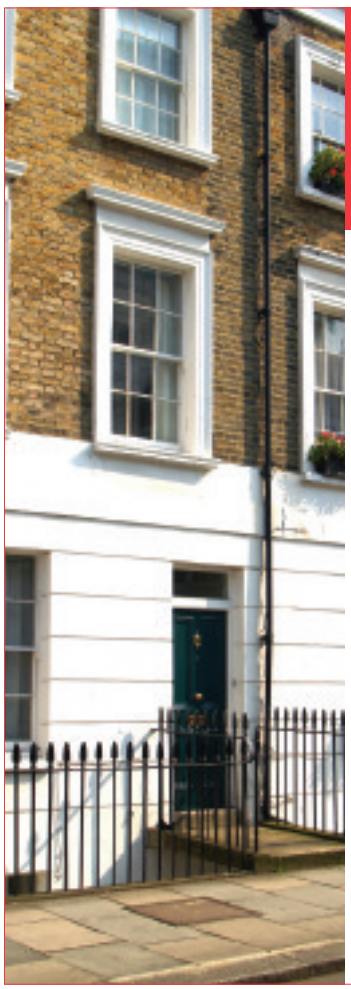

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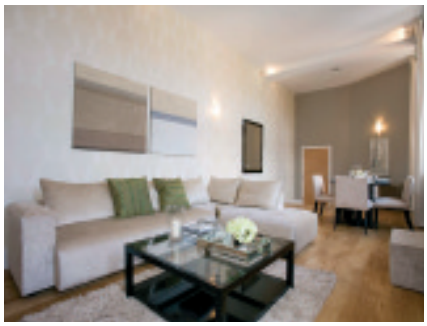

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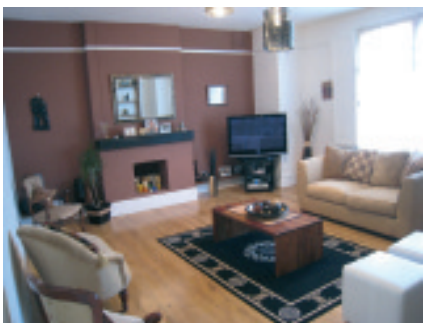

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Arlingford Road, SW2- 232,500 -
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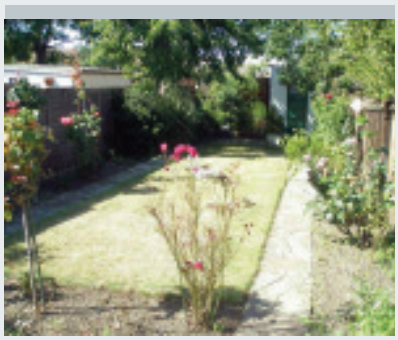
A well presented top floor split level Victorian conversion. Comprises of: an open plan kitchen/reception, two double bedrooms, and a bathroom.



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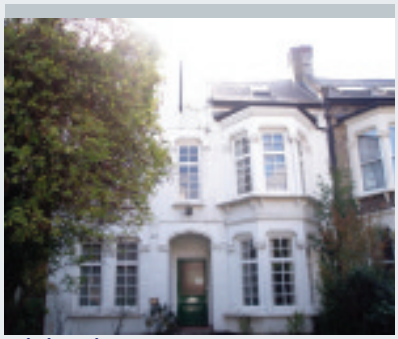

Trinity Rise- £1150
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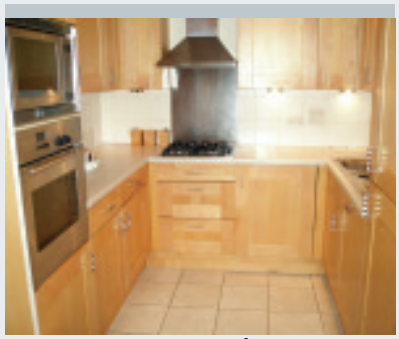
Comprises of: two good size double bedrooms, a large reception, a bathroom with shower over bath, a fully fitted kitchen and an off street parking.



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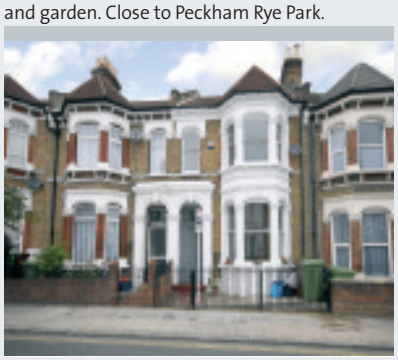
Waveney Avenue, SE15 £399,950

3 bedroom Victorian house, with character, and many period features located on a quiet road. 3 double bedrooms, bathroom and wc, double reception with stripped wood floors and fireplace, and eat in kitchen leading to garden.

Adys Road, SE15, £525,000

A 4 bed Victorian terrace situated just off Lordship Lane. 4 double bedrooms, modern bathroom, double reception with feature stained glass window and period fireplace. Eat in kitchen diner with oak units and garden.

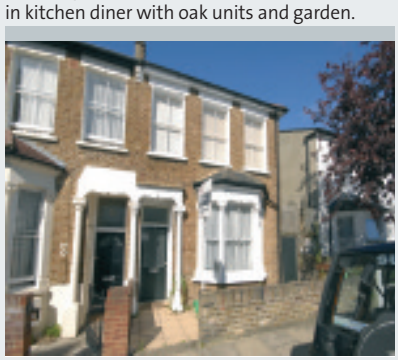


East Dulwich Grove, SE22 £655,000

4 bedroom house filled with character, charm and many period features. The property offers a large kitchen diner opening to a lovely mature garden, 4 double bedrooms, and 2 bathrooms. Close to shops and transport links to London.

Upland Road, SE22 £525,000

5 bedroom Victorian terraced house. Bright double reception, modern newly installed kitchen diner, 2 bathrooms, 5 bedrooms and garden. Located on a fantastic road close to the park, local schools and Lordship Lane.



Heber Road, SE22 £499,950

Victorian house comprising of 4bedrooms, double reception, fitted kitchen/diner, utility room and patio garden. Very well situated within the school catchments area with close proximity to Dulwich Park and Lordship Lane.

Tyrrell Road, SE22 £599,950

Large Victorian town house with 4 double bedrooms, kitchen diner, utility room, reception room, bathroom and an attractive garden. Within close proximity to local amenities, parks and transport links to central London.

Upland Road, SE22 £599,950

4 bedroom Victorian house with loft room, off street parking and private garden. Double reception, kitchen diner, 4 double bedrooms, bathroom and stunning garden. Excellent family house close to Lordship Lane.

St. Francis Road, SE22 £365,000

A 2 bedroom house situated on a quiet residential road just off Lordship Lane and close to the station. The reception offers wood floors and period fireplace, modern kitchen and large bathroom, two bedrooms and private garden.

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Elmtree Ct Valmar Rd

Situated in the heart of Camberwell on a quiet residential road is this top floor purpose built apartment. Featuring a spacious lounge, fitted kitchen and bathroom, large double bedroom and good storage facilities. With the added bonus of private parking and no onward chain. Very convenient for shopping and transport links from Camberwell.

£174,999 To be advised

Morant House, Stockwell Gardens Estate

No onward chain, a good first time buy or rental investment. Located on the second floor of this low rise block briefly comprising; Two double bedrooms, well fitted kitchen and white bathroom suite. Morant house is located on Stockwell rd at its junction with St Michael's road within .25 mile radius of Stockwell tube station and shops.

£159,950 Leasehold

Dowlas St Camberwell

On entering this property you instantly feel that this has been a much loved family home. This three double bedroom Victorian house would be a great project for somebody looking to put their own stamp on a property, however it has been lovingly maintained over the years and offers lots of potential. Internally you are presented with a double reception room with a bay window, a large kitchen diner - which has been extended, making this the real hub of the family home and includes a utility room. There are three double bedrooms - the master has lots of fitted wardrobes and a bay window, there is a modern bathroom with a four piece suite, a well proportioned South facing garden with lots of mature plants and a shed

£339,999 Freehold

Sutherland Square London

A rare opportunity to live in the exclusive Sutherland Square, a conservation area which is steeped in history and tucked away from all the hustle and bustle. This is a substantial house which the current owners have lovingly refurbished with a 'no expense spared' approach. Enter the property to find a wide hallways with beautiful cornicing; a grand reception room measuring in excess of 26ft, there is a wonderful fully equipped integrated kitchen diner. As if that wasn't enough there is a designer garden which has been landscaped to include lots of mature plants and shrubs but is by design relatively low maintenance.

£749,999 Freehold

Dylways Camberwell

Two bedroom purpose built maisonette - located on a quiet residential road. The property features two double bedrooms, bright reception room, modern fitted kitchen, three piece bathroom suite and front garden. Denmark Hill estate is known for being well maintained and is widely regarded as the best estate in Camberwell. Convenient for transport links at Denmark Hill or anybody working at Kings College or the Maudsley hospital- An early viewing is highly recommended.

£204,999 Leasehold

Ivydale Rd Nunhead

Just move straight in to this completely refurbished house. The current owner has taken a "no expense spared approach" to make it what you see today. This three double bedroom Victorian terrace has been decorated in keeping with its period and is dripping with original features. From the double reception with high ceilings, opulent fireplaces and ornate ceiling roses, to the incredibly bright kitchen which is very modern in design and features AEG oven and hob, there is enough space to dine making this the real hub of the family home. There is a luxurious bathroom with uber cool ROCA fittings three large double bedrooms two with original fireplaces, a downstairs W.C and large rear garden.

£439,999 Freehold

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Brantwood Road, SE24

This stunning family home is believed to date back to 1930 and has been lovingly maintained to preserve its original integrity while also offering clean modern living. Its generously sized and naturally flowing lay-out provides a grand entrance hall, four good sized bedrooms, two large reception rooms, nicely fitted kitchen, garage and additional off street parking. Brantwood is considered as one of Herne Hill's premier addresses and is easily accessible to all amenities.

£649,950 Freehold

Milkwood Road, SE24

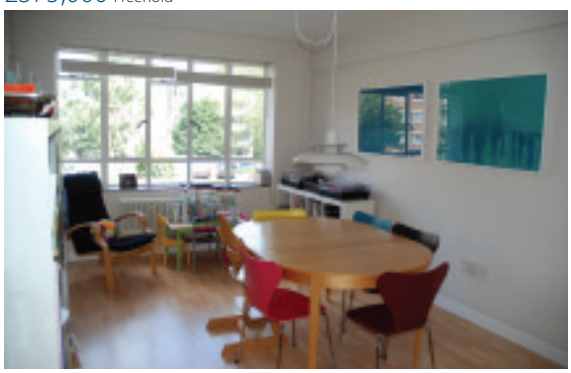
This attractive three / four bedroom terrace house comes to the market in excellent condition having undergone a programme of works including a new roof. The property offers versatile accommodation over two floor and has the addition of a fully boarded loft which is ripe for conversion. Milkwood Road is perfectly poised for Herne Hill mainline station and the many attraction that this delightful Victorian Suburb has to offer.

£375,000 Freehold

Nunhead Grove, SE15

This enchanting two double bedroom cottage has been sympathetically restored to its former glory to provide the most exquisite home. The property is accessed by a much loved communal green which leads you to a delightful terrace of Victorian cottages. Boasting a secluded and well stocked westerly facing garden, beautifully fitted kitchen and bathroom and a separate cloakroom, this property really must be seen to be fully appreciated.

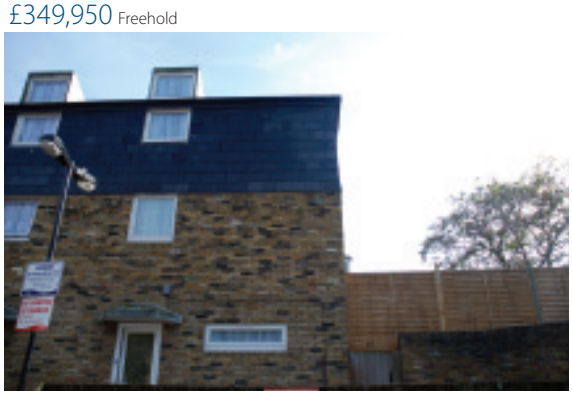
£349,950 Freehold



Ruskin Park House

An amazing three bedroom apartment which boasts proportions that would give most houses a run for their money. This dual aspect gem offers two sizeable reception rooms, two balconies and is finished to a beautiful standard throughout. Ruskin Park House nestles within beautifully manicured communal grounds and is just a short distance from Denmark Hill and East Dulwich mainline stations in an area that is served by countless bars, cafes, and restaurants.

£325,000 Leasehold



Rosendale Road, SE21

This immaculately presented modern townhouse offers versatile accommodation over three floors and sits within the catchment of some of the most desirable schools in the area. The property has been lovingly cared for by the present owner and boasts vaulted ceilings to upper floor bedrooms, newly fitted bathroom, seperate cloakroom and a kitchen / breakfast room that spills out to a walled garden.

£335,000 Freehold

Deronda Road, SE24

This beautifully presented two bedroom split level flat occupies the upper part of an attractive Victorian semi-detached house. The property has recently been upgraded by the present owner to include a beautifully fitted kitchen and bathroom. There is also a private section of garden. Deronda Road sits within a popular enclave of Victorian streets close to the ever popular Brockwell Park and both Herne Hill and Tulse Hill centres are close by.

£265,000 Leasehold

HAMPTONS INTERNATIONAL

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Fox Hill, SE19

Asking Price £795,000 Freehold
A lovely period five bedroom family house situated on a quiet residential street in Crystal Palace. Arranged over three floors, the house is in attractive decorative order.

Red Post Hill, SE24

Asking Price £449,950 Leasehold
A stunning split level maisonette converted from the top two floors of a substantial Edwardian house located within yards of North Dulwich Station.

Burbage Road, SE24

Asking Price £750,000 Freehold
Three bedroom house located in the heart of Dulwich Village and with a superb approx 105' south facing garden backing on to playing fields.

Fawnbrake Avenue,SE24

Asking Price £675,000 Freehold
A lovely three/four bedroom family house located in a pleasant residential street in Herne Hill. The property has a super southerly facing garden and a separate garage as well.

Canonbie Road, SE23

Asking Price £825,000 Freehold
A super four storey six bedroom modern family home built only a couple of years ago and enjoying fabulous views over London.

Red Post Hill, SE24

Asking Price £499,950 Leasehold
A superb three bedroom split level Edwardian conversion with private garden located within a couple of hundred yards of North Dulwich station and Dulwich Village.

Danecroft Road, SE24

Asking Price £689,000 Freehold
We are delighted to offer this lovely four bedroom family house situated on a sought after street in North Dulwich.

Knights Hill, SE27

Asking Price £395,000 Freehold
A recently refurbished 4 storey, flat fronted early Victorian house.

Copleston Road, SE15

Asking Price £650,000 Freehold
4 Bedrooms, Double Reception Room, Kitchen/Breakfast Room, 2 Bathrooms, Cellar, Garden

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COLLEGE ROAD, SE21

An opportunity to acquire an important houses in Dulwich Village. Pickwick Cottage was originally two 18th century cottages and was converted into one residence in the mid 1800's. Now extended and it forms a superb family house in one of the most enviable locations. Set in 4/5ths of an acre of gardens, the house is well located for access to local schools. The property is reputed to have been where Charles Dickens had in mind as a residence for Mr Pickwick.

£3,600,000 Freehold

SYDNEHAM HILL SE26

Fountain Lodge was built c1864 for Sir Francis Pettit-Smith, inventor of the screw propeller, and is a magnificent residence extending to some 8,127 sq feet.

Price on application

24

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Branching out

Independent estate agent, Acorn, keeps on growing

From left: Elaine Edwards, branch manager, Sophie Nuthall, secretary, Marc Bentz, sales negotiator, Adam Hosking, sales manager, Dionne Manikiza, assistant lettings manager

ACORN, ONE OF THE LARGEST recruiters of local people in south east London and Kent, employs just over 250 staff with 90% of their management team home grown through their training academy. The company has been established for over 25 years and the original branch managers and directors are still there today.

Elaine Edwards is a recent addition to the management team. She has over 15 years' experience working in the East Dulwich market and has been hand picked to work with the existing team to continue the success Acorn has enjoyed since the Dulwich office opened in May 1996.

Elaine, who lives in East Dulwich, has valued and sold properties in almost every road in SE22 and is one of the most experienced and successful operators in the area. Her appointment has meant that the previous branch manager, Graham Bauer, is able concentrate on opening a new office for the group in another location.When asked why she decided to join the group, she says: "Whilst other estate agencies have been closing offices during the recession, Acorn has managed to strengthen its position. Acorn realises that the public do not want to deal with corporate robots, they want to deal with real people who provide good, honest advice and actually care, that's why I joined the group.

"East Dulwich has changed over the 15 years I have worked here," continues Elaine, "and to sell the area you must really understand it. The team that I have been lucky enough to inherit includes Adam Hosking, sales manager, and Dionne Manikiza, lettings assistant manager, who I must comment have a fantastic reputation that I was aware of before joining. Previous clients have already started to track me down to say hello and ask my advice about the market and I have been delighted to see so many welcoming familiar faces!"

Whether you are looking to buy or rent call Elaine and her team on 020 8516 3666

MARKET COMMENT

Neil Louth, group managing director of Acorn, comments on today's property market

The market is continuing to bounce back with the supply of buyers increasing. Prices are also on the increase due to the lack of property coming on to the market. A well presented property in a desirable road will certainly achieve a premium.

August and September figures across our group were excellent and we have continually achieved a 10% increase in the number of transactions month on month. There are some excellent mortgage rates available if you have a deposit of 20-25% and the housing market looks set to continue to improve for the remainder of 2009.

It is vital that vendors are given the right advice with regards to marketing their property to achieve the best possible price, as well as the right guidance with their onward purchase. Finally, purchasers need to take advice regarding what type of mortgage product is right for them: an interest only, repayment, fixed or a tracker product? And how many years should they tie themselves in with a particular lender? They must compare the whole of the market as well as discussing their options with their own bank.

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Fenwick Road, SE15 £900pcm

Located within moments of Peckham Rye Park and equidistant between both East Dulwich and Peckham Rye Stations this flat ticks the box on location. It boasts a gorgeous light living room, modern kitchen/diner, double bedroom and private garden.

MUST BE SEEN

- One Bedroom
- Fitted Wardrobes
- Split Level
- Private Garden
- Bathroom with Shower
- Close to Shops

Elmwood Road, SE24 £1100pcm

Amazing two bedroom top floor flat with good size double bedrooms, plenty of storage and large living room. Within walking distance of Herne Hill.

VIEW TODAY

- Balcony
- Communal Garden
- Fitted Wardrobes
- Oak Flooring
- Eat In Kitchen
- Close to the Village

Gautry Road, SE15, £900pcm

This flat boasts two double bedrooms, original flooring and fireplaces, huge windows and high ceilings plus modern kitchen and newly fitted bathroom.

VIEW TODAY

- Light and Bright
- Furnished
- Modern and Clean
- Bathroom with Shower
- Generous Rooms
- Large Entrance Hall

Montem Road, SE23 £895pcm

Gorgeous spacious two bedroom flat with private garden.

The Gardens, SE22 £930pcm

Fabulous one bed flat with views over the gardens.

Wroxton Road, SE15 £1395pcm

Three bedroom house with gorgeous kitchen/breakfast room, double reception room, newly fitted bathroom, double bedrooms and garden.

VIEW TODAY

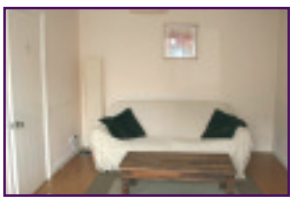
- Excellent Location
- Unfurnished
- Wood Floors
- Family Home
- Close to Schools
- 5 minutes to Shops

Canonbie Road, SE23 £1050pcm

This top spec, recently redecorated two bedroom apartment with large terrace is located within walking distance to Honor Oak Station. It is spacious and light with a generous sized living room, modern kitchen and two double bedrooms with fitted wardrobes.

MUST BE SEEN

- City Views
- Top Spec Interior
- Unfurnished
- Bike Storage
- Entry Phone
- Neutral Decor



Ewelme Road, SE23 £895pcm

Two bed ground floor flat with own entrance.

Fairlawn Park, SE26 £1400pcm

Spacious split level two bed flat with garden.

Paxton Road, SE23 £750pcm

Fantastic one bedroom apartment interior with wood flooring, huge living/dining room, separate fitted modern kitchen and bathroom with shower.

VIEW TODAY

- Private Parking
- Communal Garden
- Swimming Pool
- Private Gym
- Close to Station
- Furnished

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Crawthew Grove,

SE22 **£560,000 F/H**

A very attractive Victorian four-bedroom house with a kitchen extended into the side return and a well proportioned double reception room. The house has a perfect balance of contemporary tyle and period character and is situated in a superb central East Dulwich location.

- Victorian House
- Four Bedrooms
- Extended Kitchen
- Lots of Character
- Attractive Garden
- Well Presented
- Superb Location
- Viewing Recommended

Tell Grove,

SE22
£399,950 F/H

A superb, three double bedroom plus study room Victorian house with a particularly wide living room. Two of the bedrooms are master size, one with ensuite bath.

Hillcourt Road,

SE22
£330,000 S/O F/H

This excellent two-bed property is a cut above the rest. With high ceilings, period fireplaces and stripped floors it has a great layout with lots of living and dining space.

Nutfield Road,

SE22 **£475,000 F/H**

A well located house with excellent living space including a well proportioned and spacious living room, a good-sized dining room and separate kitchen breakfast room. Upstairs are three bedrooms and a bathroom. The property has a west- facing garden.

- Victorian
- Three Bedrooms
- Popular Road
- Kitchen/Breakfast Room
- Nr East Dulwich Station
- Great Living Space
- West-Facing Garden
- Viewing Recommended

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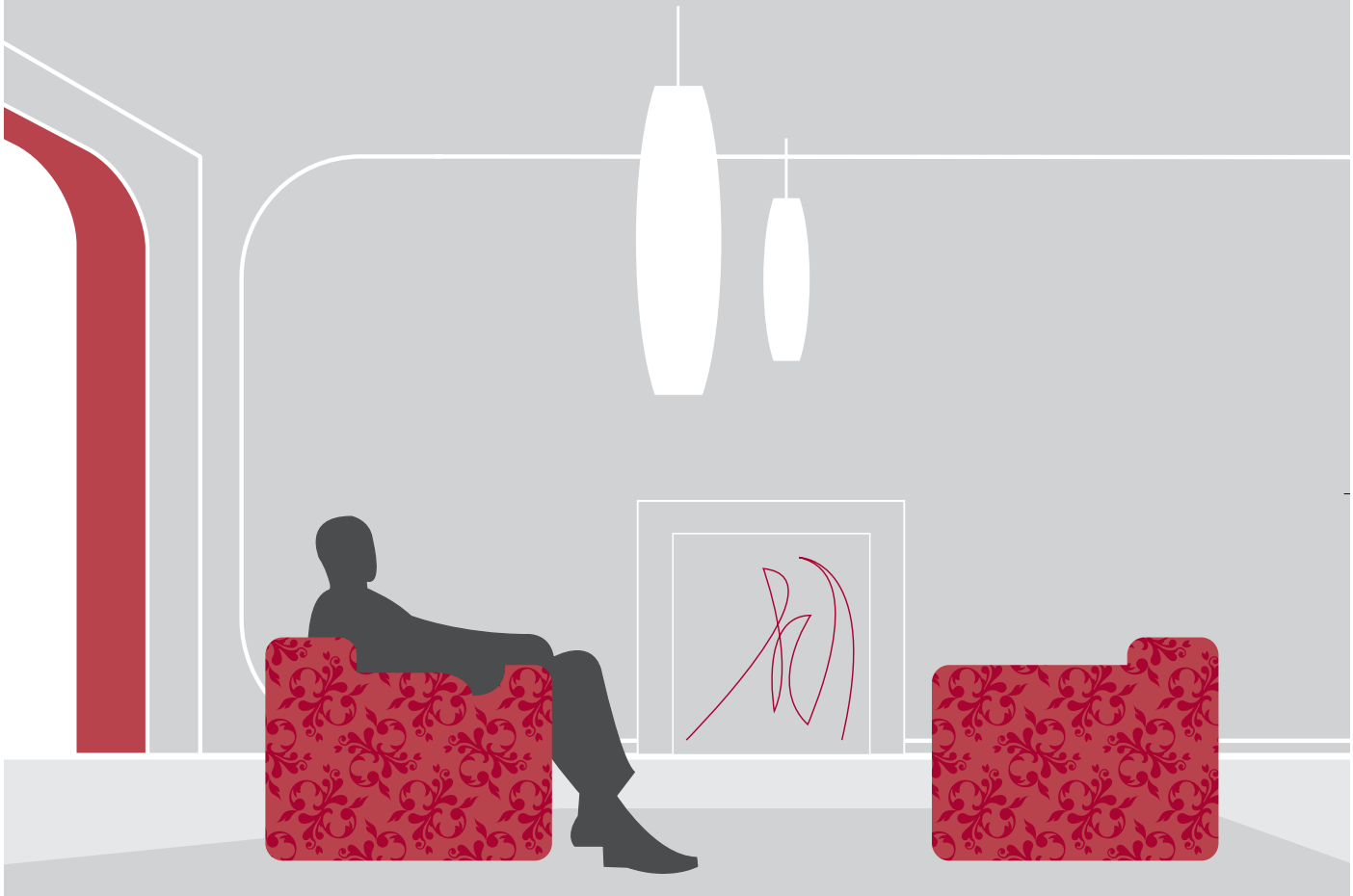

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Coppleston Road, SE22 **£650,000 F/H**

Stunning Victorian semi-detached house, newly refurbished to a high standard. There are four bedrooms, two "Travertine" tiled bathrooms, two interconnecting reception rooms and a large extensively fitted kitchen/breakfast room leading to the private 29m (93ft) rear garden.

Underhill Road, SE22, **£375,000 L/H**

A beautifully refurbished three bedroom flat split comfortably over two floors. Set within easy reach of local shops, the bars restaurants and shops to Lordship Lane are nearby and Forest Hill BR station is within 10 minutes walk.

More properties urgently required

100% FAIR TRADE

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Beckwith Road, SE24 **£999,950 F/H**

Impressive Victorian semi detached 6-bedroom freehold house boasting many character enhancing and original features, including period fireplaces. Set within 5 minutes walk of North Dulwich BR station (11 minute journey to London Bridge).

Overhill Road, SE22 **£259,950 L/H**

SHARE OF FREEHOLD. Well-presented raised ground floor conversion flat. There is off street parking to the front. Set within easy reach of Dulwich Park, there are shops and restaurants to the upper end of Lordship Lane including boutiques, specialist traders and cafe-bars.

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Ashbourne Grove, SE22 **£2,600 PCM**

We are delighted to offer this classically styled Victorian semi detached four-bedroom house. This property is in a prime location in the heart of East Dulwich, beautifully presented with a host of original features. The south facing 17m (55ft) garden is well stocked.

Lordship Lane, SE22 **£1,250 PCM**

Two double bedroom raised ground floor flat beautifully converted to a very high standard right in the heart of East Dulwich. Fantastically located on Lordship Lane, the flat has all of East Dulwich's amenities on the doorstep and is a five-minute walk from East Dulwich train station. Available 30th October.

More properties urgently required

100% FAIR TRADE

PROPERTY IN .com

Conway Court, SE22 **£220,000 L/H**

Refurbished two-bedroom ground floor purpose built flat. There are lawned communal gardens to the rear, and off street parking to the front. Set within moment's walk of local buses to Central London. Forest Hill BR station is within 10 minutes walk. Share of freehold.

Landells Road, SE22 **£335,000 F/H**

Mid terraced Victorian freehold house offering two double bedrooms. The property would benefit from updating and presents the perfect opportunity for modernising. Set just off Lordship Lane. East Dulwich and North Dulwich BR stations offer an 11 minute journey to London Bridge.

We have many applicants registered who are in a strong position looking to move within and to the area. Our easy to use website, harveywheeler.com attracts a large number of enquiries.

If you are considering selling your property, please do call us for a valuation. If you are already on the market, you must consider the terms agreed before instructing another agent to avoid the possibility of paying two agency fees.

DULWICH OAKS PLACE SE21
£1,650,000 *Sole Agents*

Detached d/fronted Neo-Georgian style house situated on a desirable private road off College Road. With a GIA of 2417 sq ft (225.54 sq m) excluding the garage, the house is in excellent decorative order.

STRADELLA ROAD SE24
£1,650,000 *Joint Sole Agents*

A substantial semi detached d/fronted period property retaining many features and requiring complete modernization with the potential for further extension subject to the necessary consents.

WOODHALL AVENUE SE21
Under Offer *Sole Agents*

Rarely available, a stylish detached 6 bedroom home with spacious accomm. The property is set in well established gardens & enjoys an elevated position and excellent views towards London.

TURNEY ROAD SE21
Under Offer *Sole Agents*

A beautifully presented & extended semi detached Edwardian family house within the Parish of St Barnabas. The property has 5 bedrooms, 3 reception rooms & a GIA of about 1847 sq ft (171.59 sq m).

CRESCENT WOOD ROAD SE26
£975,000 Share of Freehold *Sole Agents*

An opportunity to acquire a ground floor apartment GIA of 2839 sq ft (263.74 sq m) of a detached Victorian mansion. Whilst in good decorative order, it still offers scope for improvements.

TURNEY ROAD SE21
Under Offer *Sole Agents*

Well presented 4 bedroom Edwardian end of terrace family house in sought after residential road close to Dulwich Village. The property has been well maintained & retains many period features.

WARMINGTON ROAD SE24
Under Offer *Sole Agents*

A semi detached period family home situated on a quiet residential road in Herne Hill. The property is in excellent decorative order & benefits from well proportioned rooms.

RUSKIN WALK SE24
Under Offer *Sole Agents*

Edwardian semi detached property which has been extended into the loft to provide four bedrooms. The property is well presented having been refurbished throughout.

OAKFIELD GARDENS SE19
£499,950 *Sole Agents*

A well presented townhouse on a small private development off Dulwich Wood Avenue, accessed by a paved walkway and set in pleasant landscaped gardens. The GIA is about 1400 sq ft (130.36 sqm)

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COLLEGE ROAD SE21
£4,950,000 *Joint Sole Agents*

One of a pair of outstanding contemporary houses designed by award-winning architect, Stephen Marshall. The property is located in the heart of the village opposite the renowned Dulwich Picture Gallery.

COLLEGE ROAD SE21
£3,600,000 *Joint Sole Agents*

One of the most attractive and historic houses in Dulwich with excellent gardens at front and rear. The house and gardens occupy a site of about 0.8 of an acre. Full details available on request.

HALF MOON LANE SE24
£2,750,000 *Sole Agents*

Detached d/fronted Edwardian family house that retains many of its attractive period features including fireplaces, stained glass & plaster mouldings. The house has well proportioned rooms.

CALTON AVENUE SE21
Under Offer *Sole Agents*

An excellent opportunity to acquire a substantial semi-detached Edwardian family house in Dulwich occupying a prime position opposite St. Barnabas Church and with views towards Alleyns playing fields.

DULWICH VILLAGE SE21
£1,850,000 *Sole Agents*

Dulwich Village 6 bedroom house superbly extended and retaining many original and period features. There is off street parking at the front & the garden at the rear has been recently landscaped.

ALLEYN ROAD SE21
£1,750,000 *Sole Agents*

An imposing six bedroom semi detached Victorian family house with spacious well proportioned rooms principally arranged over 3 floors but with the benefit of a substantial lower ground floor.

www.bushells.com

Crystal Palace Road, SE22 **£699,950**

A beautifully presented four bedroom Victorian semi in a great location in East Dulwich. Boasting a wealth of period features and in close proximity to Lordship Lane and local schools. The property comprises of a through reception room, kitchen/breakfast room, study and utility room, four bedrooms one en-suite and large modern bathroom.

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Colyton Road, SE22 **£149, 950**

A beautiful split level studio flat with communal gardens. Set in an imposing Victorian building on a tree lined road overlooking Peckham Rye Park. Book your viewing now!

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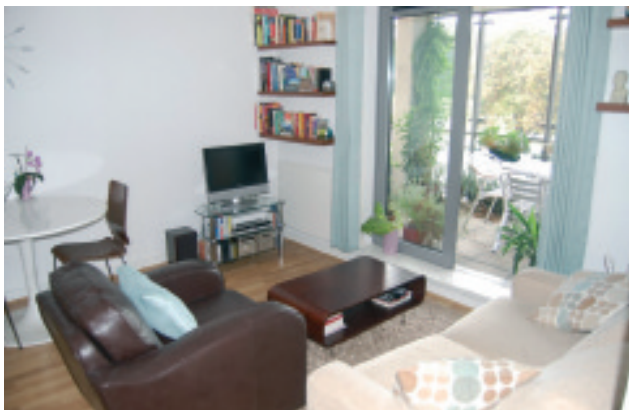

Aura Court, SE15 **£245,000**

A stunning first floor one bedroom apartment overlooking Peckham Rye. The property is well presented throughout and benefits from a good sized balcony, park views, secure off street parking and plenty of storage.

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Silvester Road. SE22 **£375,000**

A Beautiful example of a 2 bedroom half house on this sought after road moments from Lordship Lane. Decorated to a high standard, the property comprises of 2 double bedrooms, large bathroom with a whirlpool bath, large reception & stylish modern kitchen with the added benefit of a predominately glass side return extension with bi-folding doors leading out to a lovely rear garden.

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Copleston Road, SE22 **£650,000**

Located on a popular road, within walking distance to East Dulwich station you will find this spacious family home. The recently refurbished semi detached house briefly comprises: Double reception room, large kitchen/ breakfast room, four double bedrooms and two bathrooms. Outside the property boasts a larger than average rear garden and is being sold with no onward chain.

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Underhill Road, SE22 **£725,000**

Boasting a wealth of original features, this 5 bed Victorian semi is located on one of East Dulwich's most popular residential roads. Arranged over 3 floors, the property offers an abundance of space and also benefits from a front garden with off street parking for two cars, a large South East facing rear garden and a cellar.

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Overhill Road, SE22 **£895,000**

A generously proportioned detached Victorian house set on 3 floors with off street parking and large garden. Downstairs boasts 2 reception rooms, family kitchen and conservatory, as well as a cloakroom and cellar. Upstairs there are 5 large bedrooms, 3 bathrooms and an en-suite shower room. Retaining a wealth of features.

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Warwick Gardens, SE5 **£119,950**

Good sized studio flat. Situated on the second floor the property comprises large living area with separate bathroom and kitchen. Communal gardens & heated outdoor swimming pool. In need of some cosmetic work. Close to Peckham Rye BR. Good investment for buy to let.

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Glengarry Road, SE22 **£235,000**

A larger than average split level garden flat on this sought after residential road. Ideally located just moments from both Lordship lane and Dulwich village, this property would make an ideal first time buy or rental investment. Leasehold.

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Silvester Road , SE22 (24a photo) **£375,000**

A superb Victorian one bedroom flat with direct access to its own private rear garden. Comprising of, spacious reception room, one double bedroom, modern bathroom, large kitchen/ dining room leading onto sunny rear garden. Located close to Lordship Lane's shops, restaurants and bars. A great first time buy.

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Bellenden Road, SE15 **£319,950**

Situated in one of the most sought after roads in SE15 this Victorian conversion offers flexible living space with 2 double bedrooms and a further smaller room ideal for a study or a nursery. A generous reception area and large kitchen/ breakfast room with steps down to own section of garden. Retains many original features. Ideally located with a few min's walk of the heart of Bellenden and Transport.

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Belvoir Lodge, SE22 **£199,950**

Belvoir Lodge is situated at the Lordship Lane end of Underhill Road with its own private drive leading up to the building. Communal gardens surround the flat which is situated on the first floor. Generous reception room with Juliet balcony. One double bedroom, kitchen and bathroom.

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City View Court, SE22 **£219pw**

A spacious and well presented apartment that comprises of two double bedrooms, fitted kitchen, a 20ft reception/dining room and a private balcony. Also offers off street parking and communal garden.

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Gloucester Court, SE22 **£254 pw**

A fantastic first floor modern flat set off of Lordship Lane. This property boasts two double bedrooms, two modern bathrooms, 22ft reception room, fully fitted kitchen, off street parking and an alarm system.

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Rye Apartments, SE15 **£265 pw**

Bushells are delighted to offer this stunning first floor purpose built flat situated close to amenities. Comprising of two double bedrooms, open plan kitchen/reception room and a private balcony overlooking Peckham Rye Park.

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Barry Road, SE22 **£265 pw**

Bushells are pleased to offer this lovely top floor Victorian conversion flat to the market. Comprising of two double bedrooms, a spacious 14ft reception room, kitchen/diner and a three piece bathroom suite. Within minutes from North Cross Road and Lordship Lane.

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Kinsale Road, SE15 **£288 pw**

A charming and newly refurbished ground floor conversion flat set in between East Dulwich and Peckham Rye BR stations. Comprising of two bedrooms, fully fitted separate kitchen and a shared garden.

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Matham Grove, SE22 **£485 pw**

A delightful Victorian terraced house situated in central East Dulwich minutes from Goose Green. This impressive property boasts four double bedrooms, two bathrooms, a spacious 18ft kitchen/diner and a private 30ft garden.

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Linwood Close, SE5 **£208 pw**

A well presented 1980's purpose built maisonette set in a popular quiet residential location comprising of a large reception room, fitted kitchen, two double bedrooms, bathroom and off street parking for two cars.

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Barry Road, SE22 **£208 pw**

First Floor Victorian conversion flat situated in a popular location in East Dulwich. Comprising of two bedrooms, spacious reception room and a modern kitchen and bathroom. Close to transport links and local amenities.

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Camberwell Grove, SE5 **£265 pw**

A top floor split level period property that comprises of a 24ft reception room, two bedrooms and a fitted kitchen. Situated in the ever popular residential location of Camberwell Grove being close to transport links and amenities.

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Glengarry Road, SE22 **£277 pw**

Bushells are delighted to offer this spacious top floor Victorian conversion flat to the market. Comprising of two double bedrooms, additional study or single room, 14ft reception room and a large kitchen/diner.

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Goodrich Road, SE22 **£277 pw**

A charming Victorian house which boasts many original features and comprises of two double bedrooms, an impressive 17ft bright and airy reception room, contemporary bathroom and pretty private garden.

Dulwich & SE lettings **020 8299 6066** dulwichlet@bushells.com

East Dulwich Road, SE22 **£346 pw**

A truly stunning ground floor Victorian conversion flat situated minutes from East Dulwich BR and Lordship Lane. This property offers two double bedrooms, spacious reception room, one bathroom and one en suite and private section of the garden.

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Spencer Kennedy

Alleyn Road SE21 £2,100,000 Freehold

A handsome detached property circa 1935 situated on this popular road in West Dulwich. With five bedrooms, off street parking for up to four cars and a truly wonderful 130ft approx. rear garden.

Woodwarde Road SE22 £1,995,000 Freehold

Double fronted six bedroom Edwardian house in Dulwich. Rarely available, this house offers an abundance of space, original features and delightful atmosphere. Situated close to the amenities of Dulwich Village it is difficult to find a more perfect family home.

Roseway SE21 £1,350,000 Freehold

A Roseway house that has been the subject of considerable renovation resulting in a unique propertyin one of the most sought after locations in Dulwich Village. It has four bedrooms, three reception rooms and off street parking for two cars.

Stonehills Court SE21 £380,000 Leasehold

This three bedroom maisonette, with a long lease, occupies the first and second floors within a development on College Road. With the benefit of a garage, a leafy outlook to the rear and attractive communal gardens, this is a home to move straight in

Dovercourt Road SE22 £975,000 Freehold

An attractive Edwardian family home with five bedrooms. There are two reception rooms, one leading into the kitchen/dining room and the rear reception opening out to the most attractive south westerly facing rear garden of approx. 100 ft.

Carson Road SE2 £1,250,000 Freehold

An impressive and spacious double fronted, period family home with five double bedrooms, three reception rooms, conservatory and south facing garden. This is a fine example of the architecture that is characteristic of the street.

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Croxted Road SE21

£770,000 Freehold

Spacious period family home
Four double bedrooms
Two bathrooms
Splendid rear reception
90ft approx. rear garden

An attractive period house with four double bedrooms spread over three floors with the advantage of a beautiful garden (approx 90ft.) The through reception room and three of the bedrooms have fine fireplaces and there is a set of impressive floor tiles in the hallway. The property has been extended to create and impressive family living space.

Woodwarde Road SE22

£1,200,000 Freehold

Splendid Edwardian home
Five bedrooms
Large through reception room
Fine original features
65ft approx. rear garden

Beautifully presented Edwardian house on one of the most sought after residential roads in Dulwich. It has been carefully refurbished, resulting in a most impressive property with a spacious and well equipped kitchen/dining room opening out through original ornate double doors to the mature garden of approximately 65 feet with open outlook beyond.

Property of the Month

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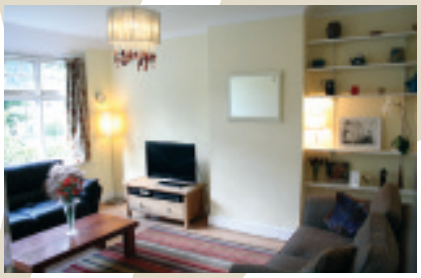

OVERHILL ROAD, SE22 £POA FREEHOLD

Be prepared to be impressed with this buxom beauty of a semi, proudly perched on Overhill Rd, twixt East Dulwich and Forest Hill Stations. Having been the subject of a thorough refurbishment over the last few years the house offers space and light in abundance. The front garden greets you with a recession friendly vegetable plot that is blooming marvellous! Once in the main house the ground floor offers a large kitchen breakfast room with aspect over rear garden, a separate lounge and lots of handy storage. The top 2 floors offer 5 bedroom and 2 bathrooms and could be 'zoned' to accommodate an au-pair (or teenager/s!). The views from the top floor are stunning. Outside is a lovely garden and working garage

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Fax: 020 8299 1109
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Property of the Month

pickwick estates

HALF MOON LANE, SE24 £895,000 FREEHOLD

This handsome house, ideally situated within the North Dulwich triangle at the top of Half Moon Lane, offers charm, space and abundance of character, including quality double-glazing throughout (box sash window co). benefiting from recent total redecoration to a high standard. The accommodation includes 3 generous reception rooms, 4 spacious double bedrooms, utility room, large bathroom with power shower etc, a second bathroom and sunny Italianate rear garden. it offers easy access to the shops and services of both Herne Hill and Dulwich Village, as well as to public transport (London bridge 15 minutes) and many private and state schools.

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SALES

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PERRY VALE, SE23 £975,000 FREEHOLD
We are delighted to have just received instructions to market this utterly lovely and truly unique 9 bedroom detached House, built in 1901 by the Master Builder, Ted Christmas. The house has been updated in a sympathetic manner so offers all the mod cons of a new house, but retaining the period charm of a property associated with the era.

CHATSWORTH WAY, SE27 £799,950 FREEHOLD
Spacious and light 4 bedroom Victorian gem of a house, beautifully extended and maintained by the current owners. Comprises; and elegant double reception room with period detailing, a separate dining room which in turn leads to a contemporary kitchen extension fitted with top of the range bespoke units and integrated appliances.

UPLAND RD, SE22 £795,000 FREEHOLD
This beautiful five bedroom Victorian terrace house has probably one of the largest gardens in the street! The house also benefits from a garage and off street parking. The ground floor offers spacious living accommodation with a large double reception room at the front of the house and to the rear is a dining area, fully fitted kitchen

COLYTON RD, SE22 £660,000 FREEHOLD
Lovely 5 bedroom 1930's semi detached house with green views both front and back. To the rear of the property is a beautiful kitchen breakfast room and formal reception room the front. Large fitted bathroom upstairs and 5 double bedrooms upstairs.

GOWLETT RD, SE15 £595,000 FREEHOLD
The subject of a tip top refurbishment is this handsome 4 double bedroom house set over 3 levels. The welcoming entrance hall leads you to a 30ft double reception room with 2 contemporary fireplaces and front and rear aspect and to the rear is a beautifully fitted kitchen breakfast room with double doors leading onto the rear garden.

BELLENDEN ROAD SE15 £475,000 FREEHOLD
A charming and utterly unique house in the heart of the Bellenden Regeneration Scheme. Tucked away from the hustle and bustle of Bellenden Rd, the house offers complete seclusion and offers 2 or 3 bedrooms, a large, lofty reception room with spiral staircase leading to the first floor and a completely enclosed walled rear garden.

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BEAUVAL RD, SE22 £850,000 FREEHOLD
A lovingly manicured 4 bedroom mid terraced house in this popular road in Dulwich. Having been the subject of an A1 refurbishment, the house now offers a large double reception room with contemporary fittings and period detailing, a truly stunning kitchen breakfast room with Poggenpohl fittings and access to the rear garden

NAIRNE GROVE, SE24 £435,000 LEASEHOLD
Located in a tree lined street close to North Dulwich Station is this this handsome period cottage, subject of a thorough refurbishment by the current owners. A large front garden leads to the house, and once inside the accommodation includes 2 reception rooms, a large kitchen breakfast room, a luxuriously appointed bathroom and 3 bedrooms.

CAMBERWELL GROVE, SE5 £425,000 SOFF
Oozing with character and charm, set within this beautiful white stucco fronted Georgian house, is this elegant 2 double bedroom first floor flat. Complete with high ceilings, floor to ceiling sash windows and feature fireplaces this flat is sure to impress anyone.

UPLAND RD, SE22 £249,950 LEASEHOLD
Stunning 2 double bedroom flat in a superior location, minutes walk from the hustle and bustle of Lordship Lane and the North Cross Road and close to East Dulwich Station that will whisk you into London Bridge in 10 - 15 mins.

CHURCH RISE, SE23 £235,000 LEASEHOLD
Situated on the ground floor of this substantial and handsome Victorian house is this charming one bedroom garden flat. Notable benefits include own separate entrance leading to large hallway, large lounge with garden aspect leading to neatly fitted kitchen, a good sized bedroom with fitted wardrobes and a nicely landscaped rear garden.

MILTON RD, SE24 £175,000 LEASEHOLD
Smashing studio flat with a roof terrace and access to communal garden. Perched on the top floor of this imposing Victorian period conversion makes this property perfect for those getting their foot on the ladder!

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COPLESTON ROAD SE15 £650,000

Supersonic proportions, jaw dropping interior. Fantasy 4 double bed beast of a Victorian semi with legendary rear garden. Smack bang, this is the centre of it all in fab Bellenden village bordering hip East Dulwich.

GROVE HILL ROAD, SE5 £578,950

This super chic 5 double bed, 3 bath, period home will not let you down. Generously sprawled over three floors, it has an effortlessly cool interior topped by the kind of directional lower ground kitchen we're all after.

CHOUMERT SQUARE SE15 £225,000

Fairest of them all? Previously described as London's prettiest lane, this secret enclave homes some exquisite cottages and enchanting walled gardens. You'll need a little elbow grease here, but once you've finished you'll have an enviable home in a magical spot.

ASYLUM ROAD SE15 £250,000

Sparkling additions in this uber cool, one bed warehouse conversion include fairy lights set skywards in the bathroom. Mesmerising interior, huge windows, gated with secure parking too.

SHENLEY ROAD SE5 £595,000

Taking centre stage is this show stopping home with 5 double bedrooms, super chic double reception and imaginative kitchen diner. Watch the fairytale unfold over 3 stories of Victorian delight; applaud the wonderfully executed west facing garden.

NETHERBY ROAD SE23 £579,950

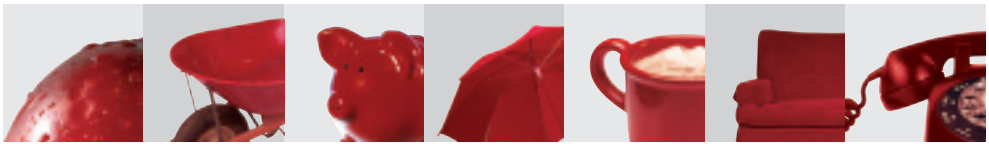
Rambling late Victorian house you can get stuck into. Finish up with a 5 bed breath-taker having a unique split-level reception, stonking garden, fabulous views, all in the quietest spot.

VESTRY ROAD SE5 £387,500

Quintessentially gorgeous cottage c.1840 amongst a terrace of similar houses. Two doubles and terribly pretty courtyard. You face the lovely Lucas Gardens and are with striking distance of plentiful amenities in both Camberwell and Bellenden Road.

BARRY ROAD SE22 £349,950

Magnificent two double bed flat over two floors and having an impressive section of garden. Find it along one of East Dulwich's best known streets, minutes from the hip entrapments along Lordship Lane.



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Dome Hill Park, SE26 £1,500,000

5 bedrooms, 3 receptions, 5 bathrooms (3 en-suite) bespoke kitchen/breakfast room, study OSP & garden

Dulwich Village 020 8299 0922

Winterbrook Rd, SE24 £1,195,000

5 beds, 2 baths, 2 receptions, kitchen/breakfast room, utility room, d/s cloakroom & rear garden.

Dulwich Village 020 8299 0922

Lovelace Road, SE21 £649,950

3 bedrooms double reception, kitchen/ breakfast, 2 bathrooms (1 en-suite), conservatory, garage & garden.

Dulwich Village 020 8299 0922

Herne Hill SE24 £1,600pcm

New penthouse apartment, 2 double bedrooms, spacious reception and roof terrace. Stunning with amazing views.

Dulwich Village 020 8299 9190

Upland Road, SE22 £649,950

4 bedrooms, 2 bathrooms, 2 reception rooms, utility room kitchen/breakfast/ family room and rear garden.

East Dulwich 020 8299 3721

Therapia Road, SE22 £849,950

6 bedrooms, 3 bathrooms, double reception, kitchen/breakfast, cloakroom, utility room, 75ft garden, OSP.

East Dulwich 020 8299 3721

Landcroft Road, SE22 £599,950

4 bedrooms, double reception, bathroom, separate shower room, kitchen/breakfast room and rear garden

East Dulwich 020 8299 3721

Ashdown Court, Highwood Close, SE22 £1,300 pcm

2 bedrooms (1 with en-suite), reception, bathroom, rear garden and OSP.

East Dulwich 020 8299 3721

Bovill Road, SE23 £275,000

2 bedrooms, kitchen/diner, large living room, bathroom and rear garden

Forest Hill 020 8314 4070

Wood Vale, SE23 £235,000

2 bedrooms, lounge with dining area, kitchen, patio, communal gardens, and OSP.

Forest Hill 020 8314 4070

Queenswood Rd, SE23 £449,995

4 bedrooms, double reception, bathroom, kitchen, utility room, cloakroom, and rear garden.

Forest Hill 020 8314 4070

Wood Vale, SE23 £850 pcm

1 bedroom, reception, bathroom, kitchen, communal gardens.

Forest Hill 020 8314 4070

Maria Court, Cypress Road, SE25 £189,995

1 bedroom, lounge, kitchen and bathroom.

Crystal Palace 020 8771 1357

Grenville Court, Lymer Avenue, SE19 £225,000

2 bedrooms, reception room, kitchen and bathroom.

Upper Norwood 020 8771 1357

Woodend, SE19 £365,000

4 bedrooms, reception room, kitchen, 2 bathrooms (1 en-suite) and rear garden.

Crystal Palace 020 8771 1357

Cator Road, SE26 £2,750 PCM

6 double bedrooms, 4 receptions, bathroom, kitchen, rear garden, driveway and garage.

Crystal Palace 020 8771 1357

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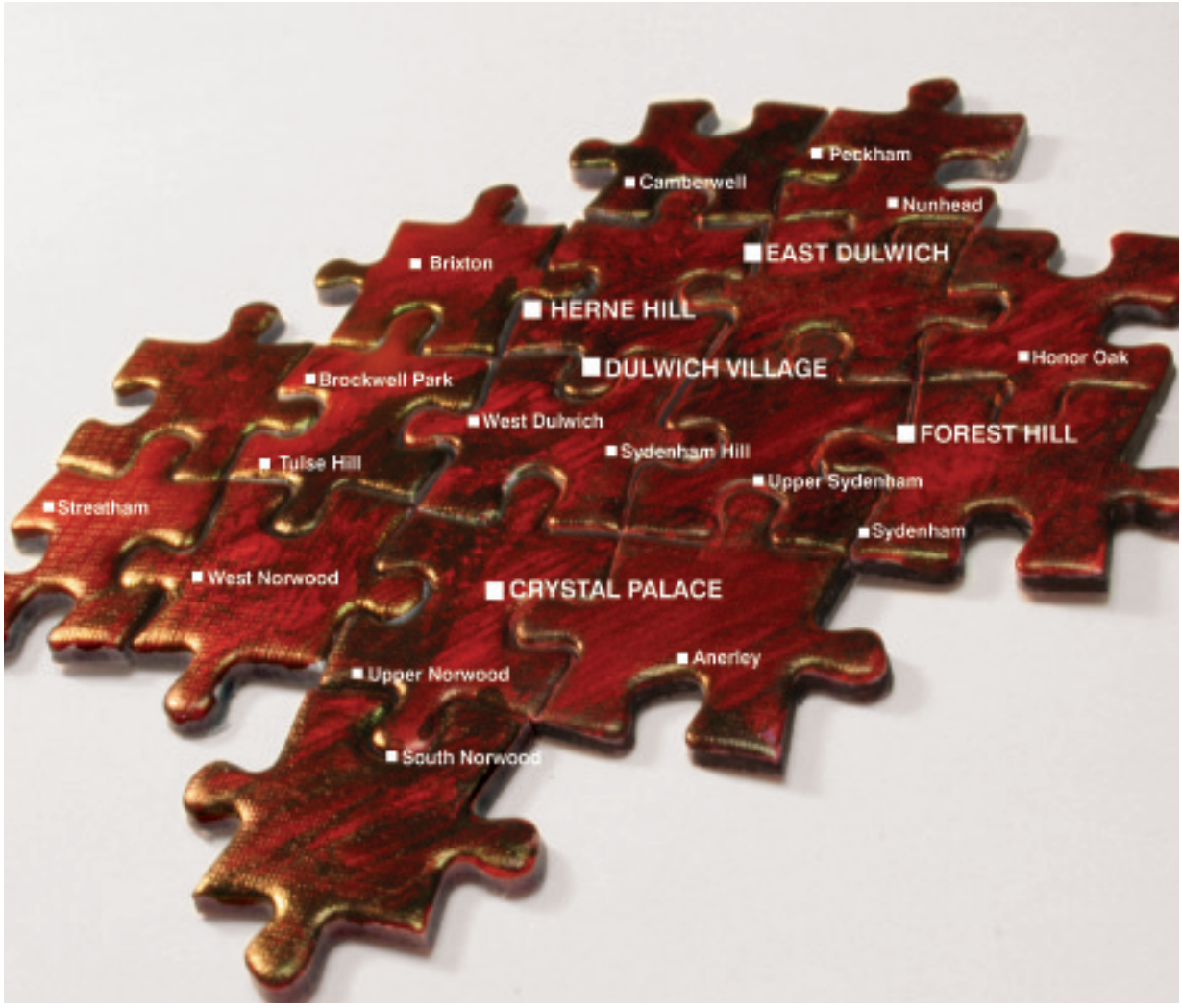

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